



Thorold Road, Barrowby, Grantham

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OLIVER REILLY



# Thorold Road, Barrowby, Grantham

Guide Price £400,000 - £425,000

- STUNNING EXTENDED DETACHED HOME
- DELIGHTFUL CUL-DE-SAC POSITION
- SUPERB OPEN-PLAN DINING KITCHEN
- MODERN GF SHOWER ROOM, UTILITY & FIRST FLOOR BATHROOM
- INTEGRAL GARAGE STORE & MULTI-VEHICLE DRIVEWAY
- FOUR/FIVE DOUBLE BEDROOMS
- THREE LARGE RECEPTION ROOMS
- MAGNIFICENT FAMILY ROOM WITH EXTENSIVE BI-FOLD DOORS
- LOVELY LOW-MAINTENANCE LANDSCAPED GARDEN
- EXCELLENT CONDITION! Tenure: Freehold EPC 'tbc'

Guide Price: £400,000-£425,000. WOW!!! ALL YOU CAN WANT AND MORE!!

Prepare to FALL IN LOVE with this hugely IMPRESSIVE & SIGNIFICANTLY EXTENDED detached family home. Enjoying a delightful setting, within a quiet and charming cul-de-sac. In the heart of the hugely popular and well served village of Barrowby. Boasting direct of access onto the A1 and A52. Surrounded by a host of amenities, popular schools and transport links.

We promise you'll be in awe of the tasteful internal design, which has been substantially enhanced by the current owners, to create a wonderful family-friendly home, spanning accommodation in excess of 1,700 square/ft! Filled with natural light, modern beauty and an immense level of versatility, via a captivating free-flowing design. The copious internal layout comprises: Inviting reception hall, a generous bow-fronted living room with double doors opening into a SPACIOUS 20FT dining kitchen, OPEN-PLAN through to a FABULOUS 23FT MULTI-FUNCTIONAL FAMILY ROOM with under-floor heating!. Boasting three Velux roof lights and two sets of anthracite grey BI-FOLD DOORS. Leading out onto a composite decked entertainment space, which truly brings the outside...inside! The ground floor is enhanced by a large study, which could be used as a ground floor (fifth) bedroom, a sizeable utility room and an eye-catching modern shower room.

The first floor hosts a STYLISH FAMILY BATHROOM and FOUR DOUBLE BEDROOMS. The master bedroom boasts extensive fitted wardrobes and fitted drawer units.

Externally, the property commands a wonderful plot. Greeted with a MULTI-VEHICLE TARMAC DRIVEWAY. Giving access into an integral garage store. The attractive and THOUGHTFULLY LANDSCAPED low-maintenance rear garden is a joy to behold! Creating a peaceful and private setting, with room for the whole family!

Make this HOMELY, INVITING & SPACIOUS residence YOURS! Promoting much more than meets the eye! Finished to an excellent standard! Do not delay..Book your viewing TODAY!



|                                                                                                                                                    |                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <b>RECEPTION HALL:</b><br>Max measurements provided.                                                                                               | 14'10 x 8'5 (4.52m x 2.57m)  |
| <b>GENEROUS LIVING ROOM:</b>                                                                                                                       | 22'6 x 10'9 (6.86m x 3.28m)  |
| <b>MODERN OPEN-PLAN DINING KITCHEN:</b>                                                                                                            | 20'4 x 11'6 (6.20m x 3.51m)  |
| <b>SUBSTANTIAL FAMILY ROOM:</b>                                                                                                                    | 22'11 x 11'9 (6.99m x 3.58m) |
| <b>STUDY/ GROUND FLOOR BEDROOM (5):</b>                                                                                                            | 16'8 x 7'5 (5.08m x 2.26m)   |
| <b>UTILITY ROOM:</b><br>Max measurements provided.                                                                                                 | 11'4 x 8'6 (3.45m x 2.59m)   |
| <b>MODERN GROUND FLOOR SHOWER ROOM:</b>                                                                                                            | 8'4 x 3'9 (2.54m x 1.14m)    |
| <b>FIRST FLOOR LANDING:</b><br>Max measurements provided.                                                                                          | 14'3 x 7'7 (4.34m x 2.31m)   |
| <b>MASTER BEDROOM:</b>                                                                                                                             | 14'8 x 10'9 (4.47m x 3.28m)  |
| <b>BEDROOM TWO:</b>                                                                                                                                | 11'5 x 11'2 (3.48m x 3.40m)  |
| <b>BEDROOM THREE:</b>                                                                                                                              | 9'10 x 8'9 (3.00m x 2.67m)   |
| <b>BEDROOM FOUR:</b>                                                                                                                               | 10'9 x 6'9 (3.28m x 2.06m)   |
| <b>STYLISH FAMILY BATHROOM:</b>                                                                                                                    | 7'7 x 5'7 (2.31m x 1.70m)    |
| <b>INTEGRAL GARAGE STORE:</b><br>Accessed via a manual up/ over garage door. Equipped with power and lighting. Providing sufficient storage space. | 8'6 x 7'3 (2.59m x 2.21m)    |



#### EXTERNALLY:

The property occupies a lovely plot in an equally desirable residential cul-de-sac. The front aspect is greeted with dropped kerb vehicular access onto a MULTI-VEHICLE TARMAC DRIVEWAY. Ensuring side-by-side off-street parking, with access into the integral garage store, with external up/down light. The front garden is laid to lawn and offers further scope for parking options, if required. A paved pathway leads to the front porch and entrance door. There is a fenced left side boundary and open front/ right sided boundary. A secure wooden left sided gate opens onto a paved pathway, which leads down to the BEAUTIFULLY LANDSCAPED and LOW-MAINTENANCE rear garden. Enjoying an artificial lawn, a delightful composite decked seating area and an additional paved seating space in the corner of the garden. Retaining a high-degree of privacy. There are two external up/ down lights, an outside tap, fully fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, an alarm system and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### Approximate Size: 1,755 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

South Kesteven District Council.

#### Council Tax: Band 'D'

#### EPC: Energy Performance Rating: 'bbc'- On Order

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

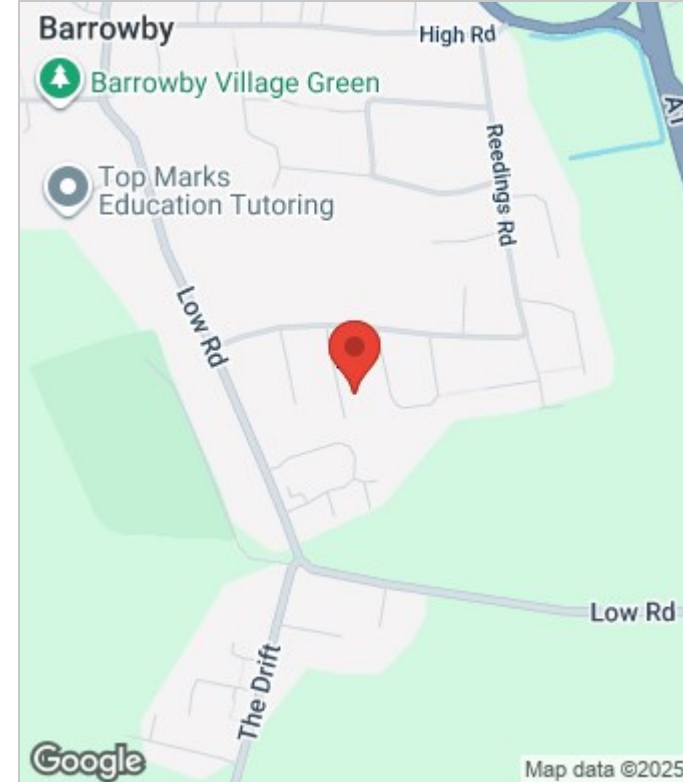
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |