

Harwood, Church Street, Barrowby,
Lincolnshire, NG32 1BX

Chain Free £400,000

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A really interesting individual detached chalet style home which has seen a significiant level of improvements over the years, extended to create to create a generous and versatile level of accommodation.

The property would be perfect for a wide range of prospective purchasers, large enough to accommodate families, particularly those with older children, having the versatility of both ground floor and first floor bedrooms, while the additional games room and space above could provide annexe style facilities for extended families.

The accommodation comprises initial entrance hall, sitting room which leads into a dining room and conservatory overlooking the garden, fitted kitchen and utility/rear entrance porch, ground floor bedroom with ensuite and fantastic games room with spacious attic room above. To the first floor are two double bedrooms and bathroom.

The property occupies a delightful established plot tucked away in a quiet backwater off a private driveway, with gated access onto a generous level of off road parking and attached garage. The gardens run to three sides and have been lovingly established over the years, in the main enclosed by stone and brick walls creating a wonderful outdoor space.

The property benefits from UPVC double glazing and gas central heating with neutral decoration throughout and viewing comes highly recommended to appreciate both the location and accommodation on offer.

Barrowby is a thriving village well equipped with local amenities including a primary school, public house, local shop and butchers. The village lies close to the A52 and A1 providing good road access and is a short drive from the market town of Grantham from where there are trains to Kings Cross in just over an hour. There are also excellent shopping facilities in Grantham and grammar schools.

A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

ENTRANCE HALL

16'5 max x 14'7 max (5.00m max x 4.45m max)
A well proportioned L shaped entrance flooded with light having large double glazed window to the front as well as internal leaded glazed light into the ground floor reception/bedroom. Having engineered wood flooring, two central heating radiators, spindle balustrade staircase with useful alcove beneath, door to:



SITTING ROOM

16'7 x 10'6 (5.05m x 3.20m)
Flooded with light having large double glazed bow window to the front, coved ceiling, central heating radiator, engineered wood flooring and open archway leading through into:



DINING ROOM

8'4 x7 '11 (2.54m x2.13m '3.35m)
Having access into the conservatory, continuation of the engineered wood flooring, central heating radiator and French doors leading through into:



CONSERVATORY

9'10 x 9'10 max (3.00m x 3.00m max)
Having pitched polycarbonate roof, double glazed side panels with opening lights and sliding patio door out into the garden, tiled floor, central heating radiator.



From the dining room a further door leads through into:

KITCHEN
14'0 x 7'10 (4.27m x 2.39m)
Fitted with a generous range of wall, base and drawer units, butcher's block preparation surfaces with under-mounted Belfast style sink, five ring gas hob with chimney hood over, double oven, plumbing for dishwasher, tiled floor, central heating radiator, inset downlighters to the ceiling, UPVC double glazed window to the rear, door returning to the entrance hall and further UPVC door into:





REAR ENTRANCE PORCH /UTILITY AREA
6'1 x 3'0 (1.85m x 0.91m)
Having UPVC double glazed windows and exterior door, tiled floor, plumbing for washing machine.

From the entrance hall further doors lead to:

BEDROOM / RECEPTION
12'1 x 7'9 (3.68m x 2.36m)
A versatile space which could be utilised as an additional double bedroom or further reception, having central heating radiator, coved ceiling, UPVC double glazed window and door to:

ENSUITE SHOWER ROOM
7'8 x 4'6 (2.34m x 1.37m)
Having shower tray with tiled surround and wall mounted electric shower, close coupled wc, wall mounted wash basin, fully tiled walls, central heating radiator and UPVC double glazed window to the side.

GAMES ROOM
20'0 x 13'5 (6.10m x 4.09m)
A fantastic space which offers a great deal of versatility, with staircase rising to an additional room in the eaves which combined could create an annexe style facility for extended family. The ground floor having central heating radiator, UPVC double glazed windows to two elevations including skylight and double glazed exterior door leading into a rear courtyard area. A pine staircase rises to the first floor:



EAVES ROOM
20'0 x 13'0 (6.10m x 3.96m)
Having access to under-eaves storage, part pitched ceiling, access to loft space, two central heating radiators, skylights to the side and double glazed bow window to the front.



FROM THE ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO THE:

FIRST FLOOR LANDING
Having built in low level storage cupboard, additional airing cupboard housing hot water cylinder, access to loft space and doors to:



BEDROOM 1
14'9 x 11'11 max (4.50m x 3.63m max)
Fitted with a run of built in under-eaves wardrobes, central

heating radiator, UPVC double glazed window overlooking the rear garden.



BEDROOM 2
12'0 x 8'0 (3.66m x 2.44m)
A further double bedroom having aspect to the side, access to under eaves storage, central heating radiator, UPVC double glazed window.



BATHROOM
9'4 x 5'8 (2.84m x 1.73m)
Having panelled bath with electric shower over and glass screen, close coupled wc set in a vanity surround with inset wash basin, contemporary towel radiator, inset downlighters to the ceiling and UPVC double glazed window.



EXTERIOR
The property occupies a delightful position off a private driveway with gated access leading onto the private drive of the property offering a good level of off road parking and leading to an:



ATTACHED GARAGE
20'4 x 8'0 (6.20m x 2.44m)
Having up and over door, power and light, also housing the upgraded gas central heating boiler, cold water tap, window and courtesy door to the side.



GARDENS
The gardens run to three sides with the main garden lying to the side of the property, having been lovingly maintained and established over the years, enclosed by stone and brick walls, offering a relatively good degree of privacy with well stocked borders having a variety of trees and shrubs. To the rear of the property is an additional courtyard area, partly laid to lawn with block set pathway and established borders, enclosed by brick walls.







COUNCIL TAX BAND
South Kesteven Council - Tax Band C.

TENURE
Freehold

ADDITIONAL NOTES
Property is understood to be on mains gas, drainage, electric and water. (information taken from Energy performance certificate and/or vendor).
The initial part of the drive leading off Church Street is shared with the adjacent property and shares a maintenance responsibility.

The property is located within the conservation area of the village.

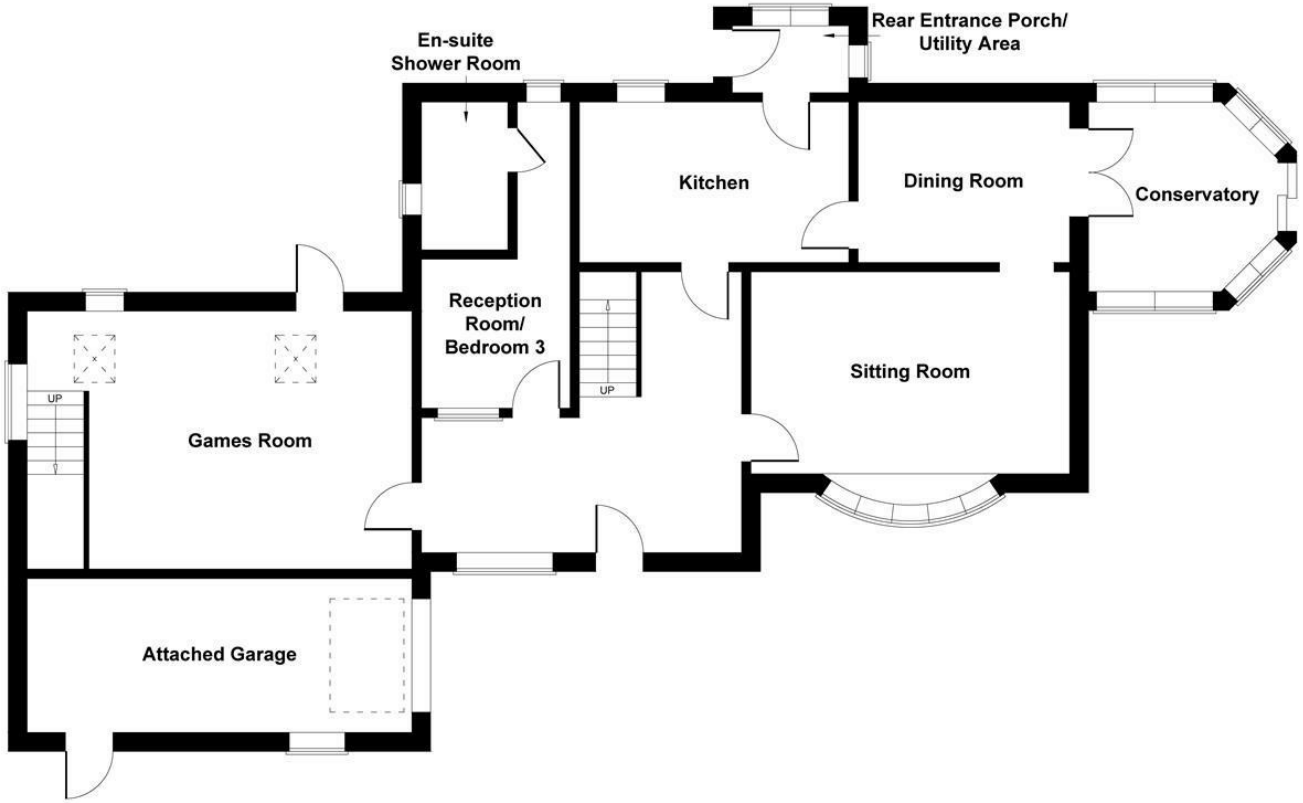
ADDITIONAL INFORMATION
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-
https://check-long-term-flood-risk.service.gov.uk/risk#

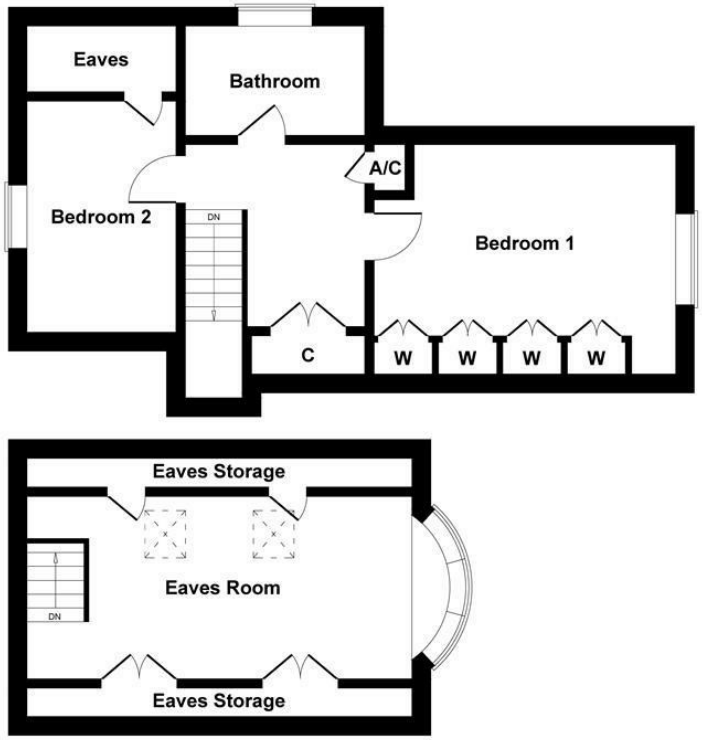
Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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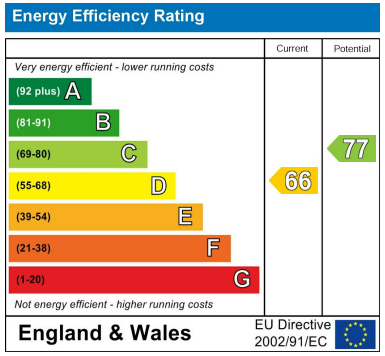

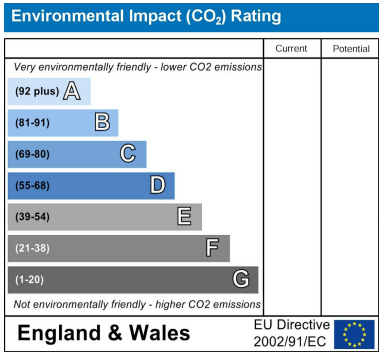



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RICS

The Property Ombudsman

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