



Blairgowie Close, GRANTHAM NG31 9FJ

welcome to

Blairgowie Close, GRANTHAM

Presented in show home condition, offering four double bedrooms this executive family home has spacious living accommodation and set on a generous plot with a garage and enclosed rear garden. Ideally located for countryside walks and family living.



Entrance Hall

Entering the property to the front through a part-glazed door with Karndean flooring and a radiator.

Downstairs Cloakroom

Featuring a wash hand basin, low level WC and a radiator.

Lounge

17' 7" x 10' 8" (5.36m x 3.25m)

With a window to the front aspect, black fireplace with cream surround, Karndean flooring, two radiators and glazed doors leading into the garden room.

Kitchen Diner

17' 5" x 15' 4" Into Utility (5.31m x 4.67m Into Utility)

Lovely dual aspect L-shaped room with windows to the side and front aspects and having a range of newly fitted blue and grey units to both the floor and eye level with solid oak worktops over. Integrated electric oven, gas hob with extractor hood above. Built-in dishwasher, waste disposal unit and space for a fridge freezer. Tiling to the floor and a radiator.

Utility Area

Having space for a washing machine, tiling to the floor, wall mounted boiler (2 yrs old) and a radiator. Storage space with sink, mixer tap and partial tiling to the walls. Coving to the ceiling and back door leading out to the driveway.

Garden Room

17' 7" x 8' 4" (5.36m x 2.54m)

With a window to the side aspect, Karndean flooring with underfloor heating, skylight windows, spotlights to the ceiling, bi-folding doors leading out to the patio and part glazed door leading out to the driveway.

First Floor Landing

With a window to the rear aspect, airing cupboard and access into the bedrooms and family bathroom. Staircase to the second floor landing.

Principal Bedroom

17' 7" x 10' 8" (5.36m x 3.25m)

Dual aspect bedroom with window to the front and side aspects, carpet and two radiators.

En-Suite Shower Room

With a window to the side aspect and comprising of a shower cubicle, wash hand basin, low level WC, tiling to both the walls and floor and a radiator.

Bedroom Four

10' 2" x 9' 5" (3.10m x 2.87m)

Another dual aspect room with windows to both the floor and side aspects, built-in wardrobes, carpet and a radiator.

Family Bathroom

7' 1" x 6' 10" (2.16m x 2.08m)

With a window to the side aspects, bath with shower over, wash hand basin, low level WC, radiator and Karndean flooring.

Bedroom Two

14' 3" x 10' 8" Widest Point (4.34m x 3.25m Widest Point)

With a window to the front aspect, skylight window, carpet, two radiators, sloping ceiling (restricted head height).

Bedroom Three

12' 3" x 9' 8" (3.73m x 2.95m)

With a window to the front aspect, skylight, carpet, two radiators, hatch access to the loft, sloping ceiling (restricted head height).

Bathroom

Irregular Shaped Room x (x)

With a window to the rear aspect and comprising of a wash hand basin, low level WC, tiling to both the walls and floor and a radiator.

General Description Outside

Open front with gravel, pathway leading to the front door, driveway to the rear leading to a single garage. The rear garden features a paved patio area, perfect for outside dining and entertaining, raised section of lawn with some mature planting and further seating area with astro turf. The property is enclosed by brick wall and fencing.

Single Garage - Electric door, power, lighting and personal door giving access into the garden.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



view this property online williamhbrown.co.uk/Property/GST113486



welcome to

Blairgowie Close, GRANTHAM

- Spacious Detached House
- Corner Location
- Beautifully Presented Throughout
- Spacious Garden Room
- Four Bedrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: D



Total floor area 150.1 m² (1,616 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



£325,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST113486](https://www.williamhbrown.co.uk/Property/GST113486)



Property Ref:
GST113486 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)