



41 Knaresborough Drive,
Grantham, Lincolnshire, NG31 8UP

NEWTONFALLOWELL 

**41 Knaresborough Drive,
Grantham, Lincolnshire, NG31 8UP
Offers In The Region Of £270,000**

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located on the David Wilson 'Barrowby Edge' development is this immaculate and 'like new' detached family home that is placed upon a larger than expected plot. The spacious accommodation comprises of Reception Hall, Cloakroom, Lounge, Kitchen Diner, Utility Room, FOUR GENEROUS BEDROOMS with an En-suite to the Bedroom One and a Family Bathroom. The property also has the advantages of UPVC double glazing, gas fired central heating and an alarm system. Outside, the property stands very well also, the wider plot to the front ensures well-presented gardens to the front and side, and a high degree of kerb appeal, with a block paved driveway to the opposite side leading to a detached garage. To the rear is a lovely sized south facing garden which is ideal for the family to enjoy.

ACCOMMODATION

RECEPTION HALL

With solid entrance door, radiator with cover, smoke alarm, stairs rising to the first floor landing, alarm control panel, inset matwell, Amtico flooring and generous built-in understairs cupboard.



CLOAKROOM

With UPVc obscure double glazed window to the side aspect, single radiator, Amtico flooring, tiling to half height, door to built-in storage cupboard housing modern electrical consumer unit and a 2-piece white suite comprising low level WC and wash handbasin.

LOUNGE

17'8" into bay, reducing to 16'4" x 10'10" (5.38m into bay, reducing to 4.98m x 3.30m)

With UPVc double glazed walk-in bay window to the front aspect, double and single radiator.

KITCHEN

19'6" x 14'7" maximum reducing to 12'1" (5.94m x 4.45m maximum reducing to 3.68m)

With UPVc double glazed window to the rear aspect, UPVc double glazed French doors to the garden, double and single radiator, Amtico flooring, roll edge work surface with inset one and a half bowl stainless steel sink and drainer with high rise mixer tap over, inset 5-ring ceramic hob with stainless steel splashback and stainless steel chimney style extractor above, stainless steel double electric oven, high gloss cupboards and drawers with matching eye level cupboards, integrated dishwasher and fridge freezer

UTILITY ROOM

5'2" x 4'9" (1.57m x 1.45m)

With half double glazed door to the driveway, single radiator, 1/2 depth roll edge work surface, wall mounted high gloss cupboards matching the kitchen, integrated extractor and wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING

With UPVc obscure double glazed window to the side aspect, loft hatch access, smoke alarm, single radiator and double doors to airing cupboard housing an over sized Megaflo pressurised system with shelving.

BEDROOM ONE

12'1" x 10'7" (3.68m x 3.23m)

With UPVc double glazed window to the front and side aspect, single radiator and two double built-in wardrobes.

EN SUITE SHOWER ROOM

7'2" x 5'4" (2.18m x 1.63m)

With UPVc obscure double glazed window to the side aspect, heated towel radiator, ceramic tiled flooring, integrated extractor, shaver socket, tiling to half height and full tiling to the shower cubicle, a 3-piece white suite comprising low level WC, wash handbasin and oversized shower cubicle with mains fed shower within.

BEDROOM TWO

11'0" x 10'0" (3.35m x 3.05m)

With UPVc double glazed window to the rear aspect, double built-in wardrobe and a single radiator.

BEDROOM THREE

10'6" reducing to 8'9" x 7'3" (3.20m reducing to 2.67m x 2.21m)

With UPVc double glazed window to the rear aspect, double built-in wardrobe and a single radiator.

BEDROOM FOUR

10'6" maximum x 8'5" (3.20m maximum x 2.57m)

With UPVc double glazed window to the front aspect, single radiator and laminate flooring.

BATHROOM

7'2" x 5'6" (2.18m x 1.68m)

With UPVc obscure double glazed window to the side aspect, heated towel radiator, ceramic tiled flooring, tiling to the walls, integrated extractor and a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with mixer tap and mains fed shower over and glazed shower screen.



OUTSIDE

The property sits upon a wider than expected and average plot with well maintained lawned front garden with well stocked gravelled borders which also extends to the side and pathway to the front entrance with storm porch covering and outside lighting. A block paved driveway provides off-road parking for 2 cars and also leads to the single detached garage. A gate between the house and garage leads through to the rear garden. The rear garden is south facing and has patio seating and a predominantly lawned garden with shrubs to the borders and timber fencing and brick wall to the boundaries. There is also an outside cold water tap.

GARAGE

17'1" x 9'8" (5.21m x 2.95m)

Accessed by a door, with plumbing for washing machine, power and lighting and possible roof space storage.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

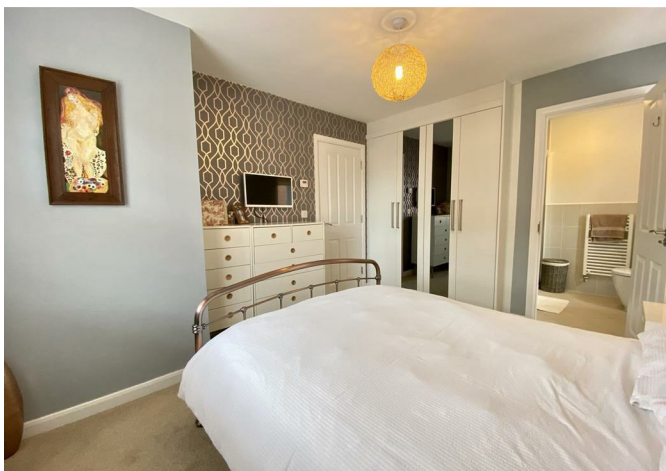
The property is in Council Tax Band D. Annual charges for 2021/2022 - £1,836.30.

DIRECTIONS

From High Street continue on to Watergate proceeding over the roundabout adjacent to Asda on to Barrowby Road (A52). Continue to the roundabout and take the right turn onto Pennine Way. Take the first left turn on to Knaresborough Drive continuing along and the property is on the left-hand side just past the turning for Tamworth Close.

GRANTHAM

Grantham is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets and a Saturday street market. Barrowby Lodge is ideally situated for easy access to the A52 to Nottingham, A46 and the A1 and has local shops available on Barrowby Gate including a Tesco Express.





AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

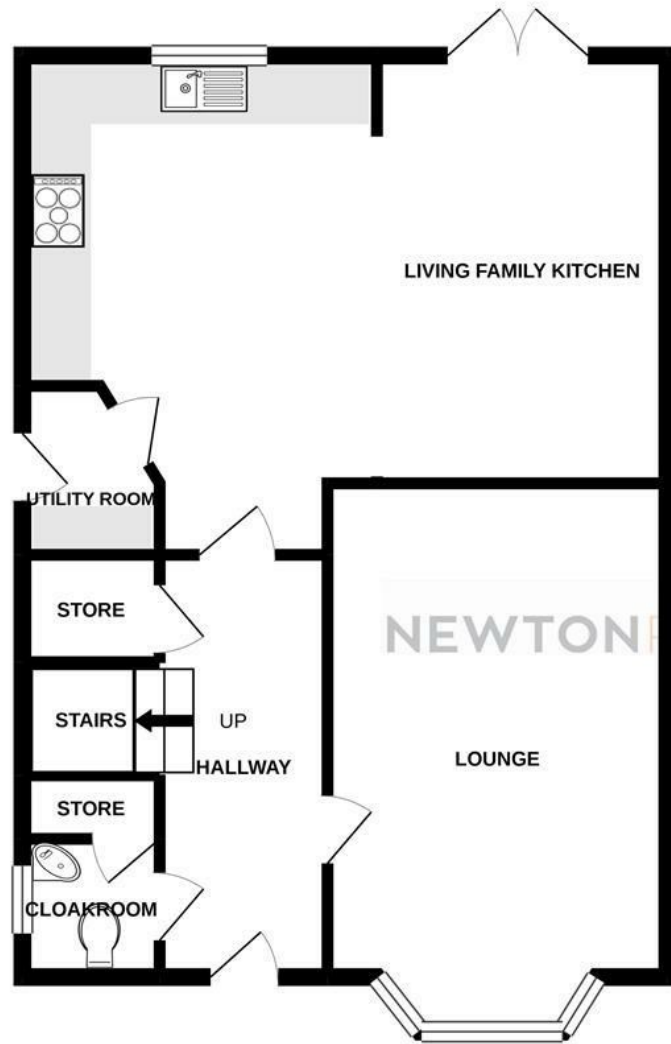
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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