



45 Lindisfarne Way, Grantham
£450,000

 **NEWTON FALLOWELL**

45 Lindisfarne Way

Grantham

Spacious 4-bed detached David Wilson home on Barrowby Edge. Three receptions, conservatory, double garage, ample parking. No onward chain. Ideal for families.

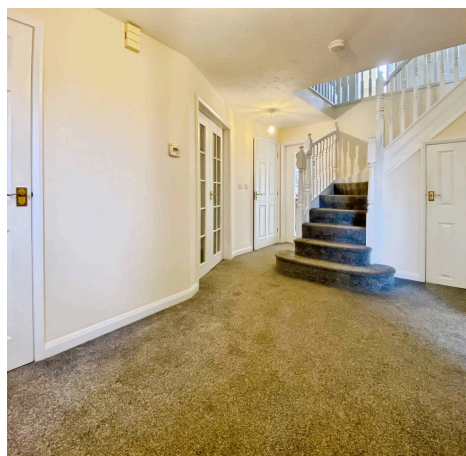
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Large David Wilson Detached House
- Utility Room and Cloakroom
- Popular Barrowby Edge Location
- Four Bedrooms
- Extensive Accommodation
- Three Bathrooms
- Three Reception Rooms
- Driveway Parking and Double Garage
- Kitchen/Dining Room and Conservatory
- South Facing Garden





OPEN ENTRANCE PORCH

A covered entrance porch with outside light.

RECEPTION HALL

16' 3" x 10' 2" (4.95m x 3.10m)

With uPVC entrance door and half obscure double glazed side panels, radiator, stairs off to the galleried landing, under stairs storage cupboard, central heating control and a built-in cloaks cupboard. Glazed double doors open to the sitting/dining room.

CLOAKROOM

With low level WC., corner wash handbasin, extractor fan, radiator.

STUDY

11' 9" x 7' 0" (3.58m x 2.13m)

With two uPVC double glazed windows to the front elevation and radiator.

SITTING ROOM / DINING ROOM

13' 7" x 9' 1" (4.14m x 2.76m)

With two uPVC double glazed windows to the front elevation, radiator and coving.

LOUNGE

16' 7" x 11' 8" (5.05m x 3.56m)

A well proportioned room with uPVC double glazed French doors and full height uPVC double glazed panel to either side leading to the conservatory, two radiators, coving and a feature fireplace with inset coal effect fire.



KITCHEN / FAMILY ROOM

Having a range of light wood style units comprising base cupboards with working surfaces over and matching eye level cupboards, integrated double oven, inset gas hob with filter hood over, inset one and a half bowl stainless steel sink, space and plumbing for dishwasher, space for further under units appliances, kick space heater, tiled splashbacks, integrated eye level wine rack, uPVC double glazed window to the rear elevation. In the family area there are two radiators, uPVC double glazed window to the side and rear elevation and uPVC double glazed French doors to the conservatory.



UTILITY ROOM

7' 9" x 5' 0" (2.37m x 1.53m)

With base cupboards and working surfaces, space and plumbing for washing machine, eye and base level cupboards, tiled splashbacks, Ideal Classic wall mounted gas fired boiler and control panel, space for further under unit appliances, extractor fan, electrical consumer unit and uPVC half double glazed door to the side.

CONSERVATORY

13' 6" x 9' 6" (4.12m x 2.90m)

Having dwarf brick base with uPVC double glazed units over and a polycarbonate roof, oak flooring, electric heater, ceiling fan and uPVC double glazed French doors to the garden.

GALLERIED LANDING

With loft hatch access, radiator and built-in airing cupboard containing high capacity cylinder with twin electric immersion heaters.

BEDROOM ONE

13' 7" x 11' 11" (4.14m x 3.62m)

With two uPVC double glazed windows to the front elevation and radiator.

DRESSING ROOM

10' 4" x 6' 11" (3.16m x 2.12m)

Having a full length range of fitted wardrobes and radiator.

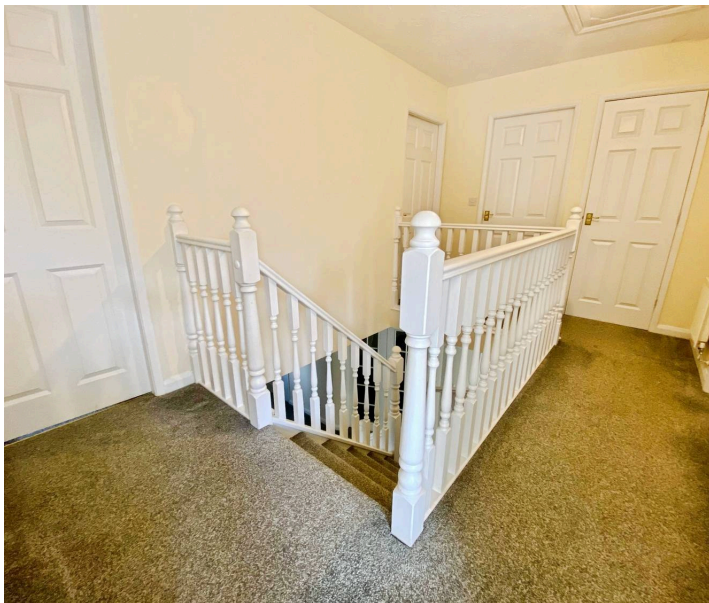
EN-SUITE SHOWER ROOM

Having fully tiled shower cubicle with folding screen door and mixer shower within, low level WC and pedestal wash handbasin, radiator, tiled splashbacks, extractor fan, shaver point and uPVC obscure double glazed window to the rear elevation.

BEDROOM TWO

12' 7" x 9' 6" (3.84m x 2.90m)

With uPVC double glazed window to the rear elevation, built-in wardrobe and door to en suite.





EN-SUITE SHOWER ROOM

With uPVC obscure double glazed window to the side elevation, fully tiled shower cubicle with folding screen door and mixer shower within, pedestal wash handbasin and low level WC., radiator, shaver point, extractor fan and tiled splashbacks.

BEDROOM THREE

11' 11" x 10' 2" (3.62m x 3.09m)

With two uPVC double glazed windows to the front elevation, built-in double wardrobe and radiator.

BEDROOM FOUR

10' 9" x 9' 9" (3.28m x 2.96m)

With uPVC arched double glazed window to the front elevation, built-in wardrobe and radiator.

FAMILY BATHROOM

7' 11" x 7' 0" (2.41m x 2.14m)

With uPVC obscure double glazed window to the rear elevation, a white suite comprising panelled bath, pedestal wash handbasin and low level WC., separate fully tiled shower cubicle with mixer shower within and glazed door, tiled surrounds, radiator, shaver point and extractor fan.

SERVICES

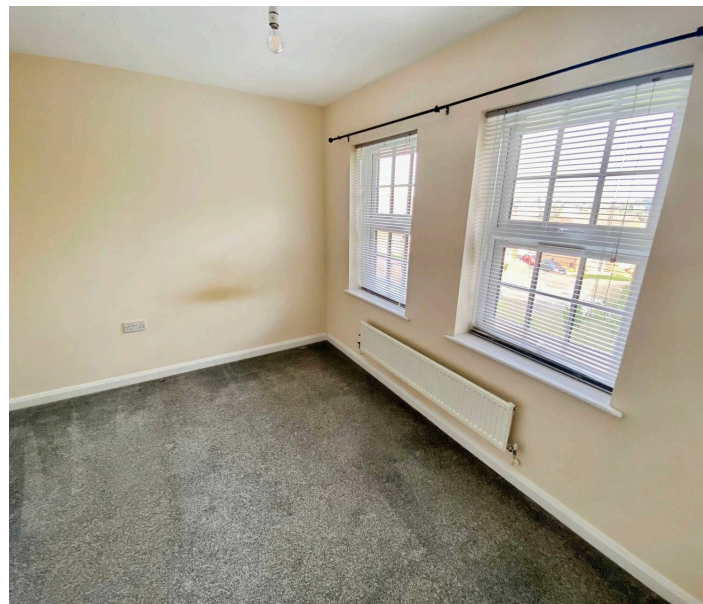
Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band E.

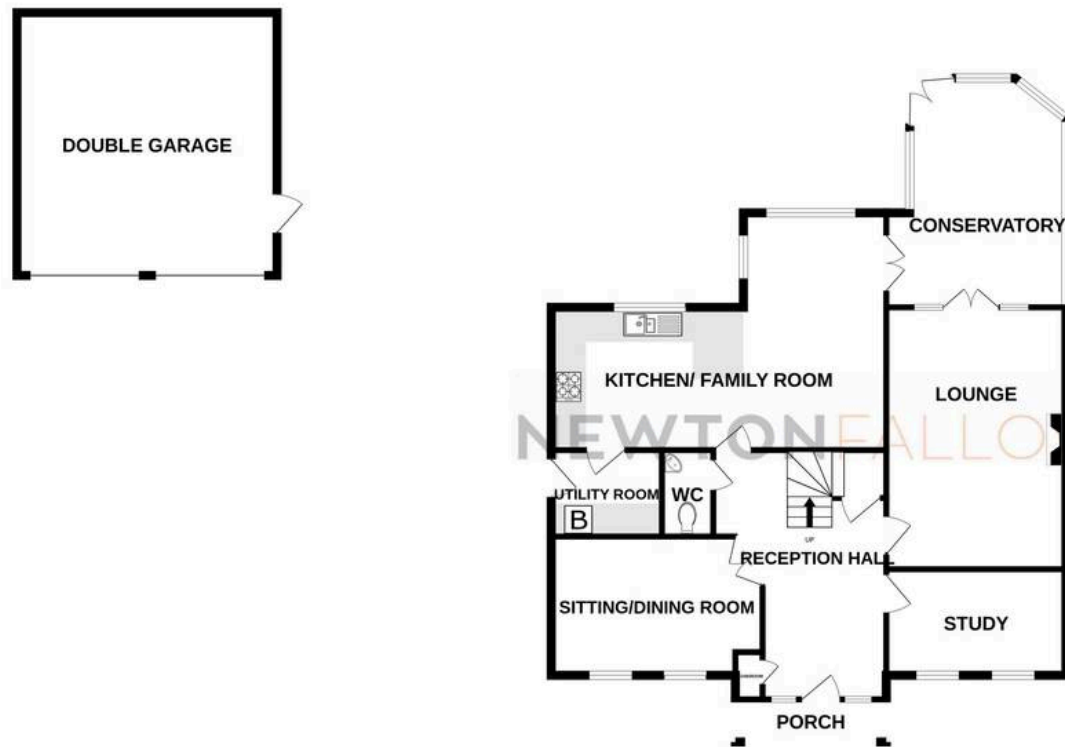
DIRECTIONS

The property is best approached from leaving our High Street offices via Watergate taking the left turn at the traffic lights and proceeding over the roundabout adjacent to Asda on to the A52 Barrowby Road. At the roundabout take the right turn on to Balmoral Drive. Take the next right turn into Lindisfarne Way itself and the property is on the left-hand side.





GROUND FLOOR



1ST FLOOR



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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