



5 Blue Cedar Grange, Barrowby
Grantham, Lincolnshire, NG32 1FH

5 Blue Cedar Grange, Barrowby Grantham, Lincolnshire, NG32 1FH £775,000

Blue Cedar Grange is an exclusive private gated community of only five contemporary modern homes built by Grange Developments and completed in 2015. Number 5 occupies the largest plot of approaching half an acre with private south east facing gardens enjoying superb open views to the rear with Harlaxton Manor in the distance and including various specimen trees from which the development takes its name. The property offers light and highly stylish accommodation including an impressive hallway, cloakroom, a comprehensively fitted kitchen with an adjoining dining room, utility room, living room with wood burning stove, study, and garden room together with a splendid master bedroom with dressing room and bathroom en suite, guest bedroom also with an en suite dressing room and bathroom, three further double bedrooms and a family bathroom. Integral double garage and ample off road parking. Grange Developments are a technically focused builder and each of their homes is wired for audio visual distribution.

Barrowby is a popular and thriving village located just to the west of Grantham and offers easy access to the A1 for rapid north south road communications and the A52 to Nottingham (23 miles). The village is a very practical commuter destination with trains from Grantham to London Kings Cross with a journey time from around 70 minutes. There is also a useful cross country train from Grantham to Nottingham. Amenities within the village include a good C of E Primary School, a well-known local butcher, the Cakehole bistro/coffee shop and the White Swan public house. There are comprehensive facilities and a range of national retailers represented in nearby Grantham. Opportunities for secondary education include the renowned Kings School and Kesteven and Grantham Girls School. Blue Cedar Grange is situated off Casthorpe Road on the edge with enviable open views to the rear.

ACCOMMODATION



RECEPTION HALL

20'7" x 7'10" increasing to 16'1" (6.27m x 2.39m increasing to 4.90m)

A generous reception hall with a wide entrance door, oak flooring and oak return staircase to a galleried first floor landing, under stairs storage cupboard.

CLOAKROOM

6'9" x 4'6" (2.06m x 1.37m)

With obscure uPVC double glazed window, oak flooring, half tiled walls, low level WC and wash handbasin.

STUDY

11'7" x 10'6" (3.53m x 3.20m)

With uPVC double glazed window to the front and side elevation.

LIVING ROOM

22'11" x 12'6" (6.99m x 3.81m)

With bi-folding uPVC double glazed doors to the garden and delightful views, fireplace with wood burning stove and double doors to dining room.

DINING ROOM

15'11" x 12'7" (4.85m x 3.84m)

With uPVC double glazed window with views to the rear elevation, double doors to garden room.

GARDEN ROOM

13'7" x 11'8" (4.14m x 3.56m)

A delightful room with superb open views through bi-folding doors, oak flooring.

KITCHEN / FAMILY ROOM

23'11" x 16'4" (7.29m x 4.98m)

A large open plan kitchen/family room containing an extensive range of eye and base level units with Corian work surfacing and integrated sink and drainer, a central island with oak work surface and breakfast bar, uPVC double glazed bi-folding doors to the garden, three uPVC double glazed windows to the side elevation, fitted appliances including coffee making machine, microwave oven, Rangemaster range cooker with 6 burner gas hob, wine cooler, integrated dishwasher, American style fridge freezer and oak flooring.

UTILITY ROOM

13'2" x 7'5" (4.01m x 2.26m)

Having a range of cupboards, stainless steel sink and drainer, plumbing for washing machine, oak flooring, door to the garages and external uPVC half glazed door to the garden.

FIRST FLOOR GALLERIED LANDING

15'10" x 13'3" (4.83m x 4.04m)

Having wide uPVC double glazed windows to the front elevation, loft hatch access, radiator and airing cupboard containing high capacity pressurised cylinder.

BEDROOM ONE

20'7" x 12'0" (6.27m x 3.66m)

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

DRESSING ROOM

8'6" x 6'11" (2.59m x 2.11m)

With radiator.

EN SUITE SHOWER ROOM

11'6" x 6'10" (3.51m x 2.08m)

Containing large walk-in shower cubicle, twin hanging wash handbasins and low level WC, extensive limestone tiling, oak flooring, extractor fan, chrome heated towel rail and obscure uPVC double glazed window to the side elevation.

BEDROOM TWO

16'2" x 12'8" (4.93m x 3.86m)

With two uPVC double glazed windows to the side elevation and uPVC double glazed double doors to Juliette balcony to rear with lovely views, radiator.

DRESSING ROOM TWO

10'9" x 9'7" (3.28m x 2.92m)

With uPVC double glazed window to the side elevation and radiator.

EN SUITE SHOWER ROOM TWO

10'9" x 6'2" (3.28m x 1.88m)

Having obscure uPVC double glazed window to the side elevation, a generous walk-in shower, pedestal wash handbasin and low level WC, chrome heated towel rail, extensive tiling, oak flooring, extractor fan and shaver point.

BEDROOM THREE

16'4" x 13'0" (4.98m x 3.96m)

With uPVC double glazed window to the rear elevation with views, radiator.

BEDROOM FOUR

16'4" x 10'9" (4.98m x 3.28m)

With uPVC double glazed window to the front elevation, radiator.

BEDROOM FIVE

15'10" x 12'8" (4.83m x 3.86m)

With uPVC double glazed window to the rear with views, radiator.



FAMILY BATHROOM

11'10" x 9'4" (3.61m x 2.84m)

A large family bathroom with contemporary free-standing bath with pillar tap, hanging wash handbasin, low level WC, separate walk-in shower cubicle with monsoon head, chrome heated ladder style towel rail, shaver point, oak flooring and attractive limestone tiled walls.

OUTSIDE

Blue Cedar Grange is approached through an intercom operated gate from Casthorpe Road and opening to a private gravelled drive leading to the property. There is a block paved driveway giving parking for 3-4 cars, extensive lawns and a spinney of mature Cedar trees with low range style fencing. To the rear there is an extensive stone patio, large lawn and low fencing with views across open fields. The plot extends to approaching half an acre.

NOTE

Whilst we believed the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

DOUBLE GARAGE

220'10" maximum x 20'6" (67.31m maximum x 6.25m)

With twin electrically operated up-and-over doors, power and light, wall mounted gas fired central heating boiler, communications cabinet for distribution systems.

SERVICES

Mains gas, electricity, water and drainage are connected. Gas fired under floor heating to the ground floor with water filled radiators at first floor level. The property is category 5 wired for audio visual entertainment with a distribution cabinet located in the garage. None of the services or appliances have been tested and purchasers must rely on their own enquiries in this respect.

COUNCIL TAX

The property is in Council Tax Band G. Annual charges for 2019/2020 - £2,886.80

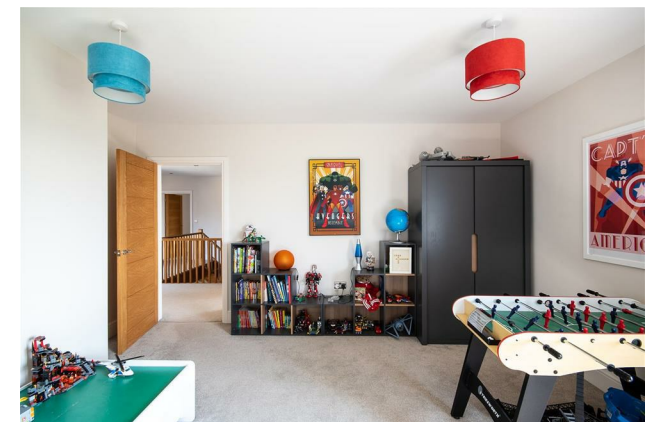
DIRECTIONS

From High Street continue on to Watergate turning left at the traffic lights and continuing over the roundabout adjacent to Asda, under the railway bridge on to Barrowby Road. Continue out of town, over the roundabout and over the A1 flyover, taking the second left turn into Barrowby village along Rectory Lane, on to Main Street and right on to Casthorpe Road. Proceed past the play park on the left and after a short distance the entrance to Blue Cedar Grange will be found on the left hand side.

AGENT'S NOTE

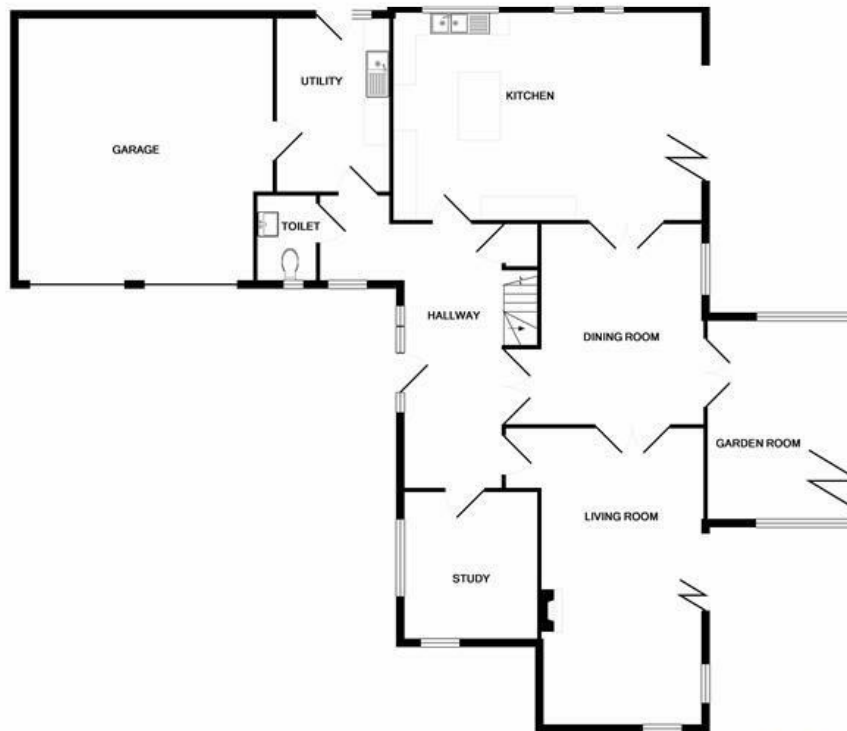
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.



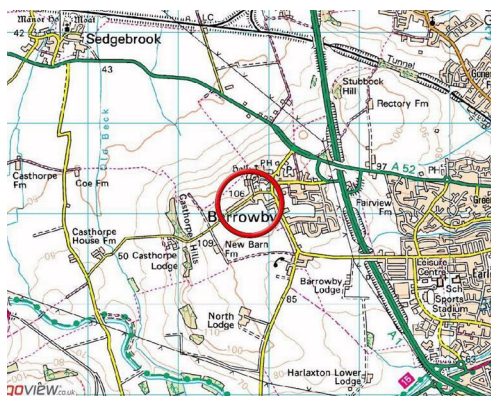
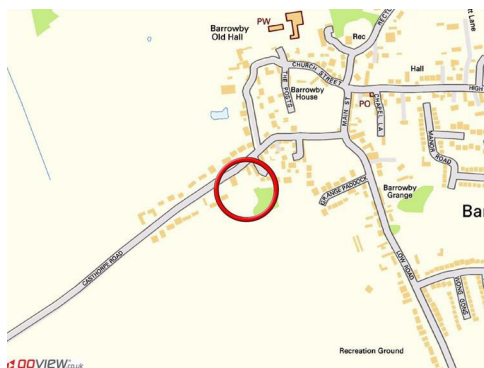




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	84	87
(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
NEWTONFALLOWELL



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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