



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Longbourn, Washdyke Lane, Fulbeck, Grantham, Lincolnshire, NG32 3LD

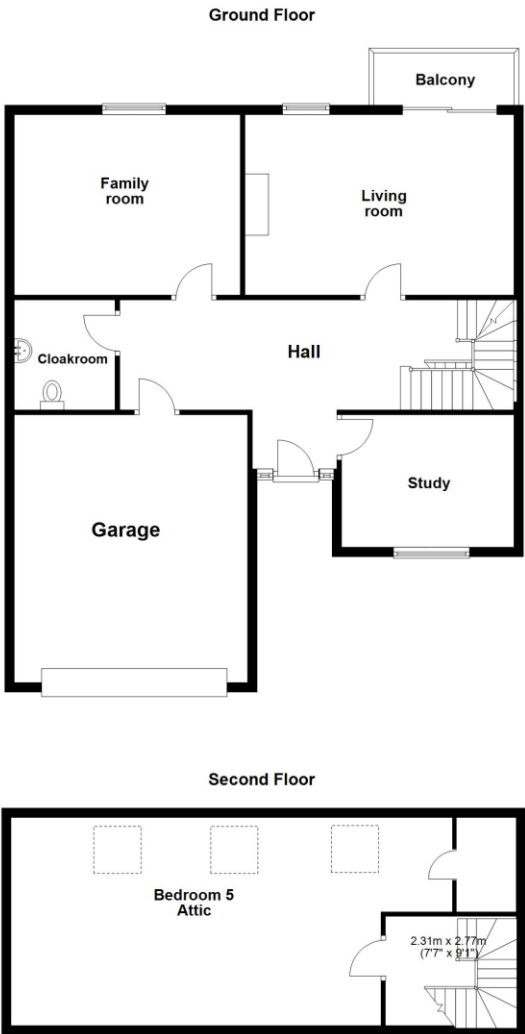
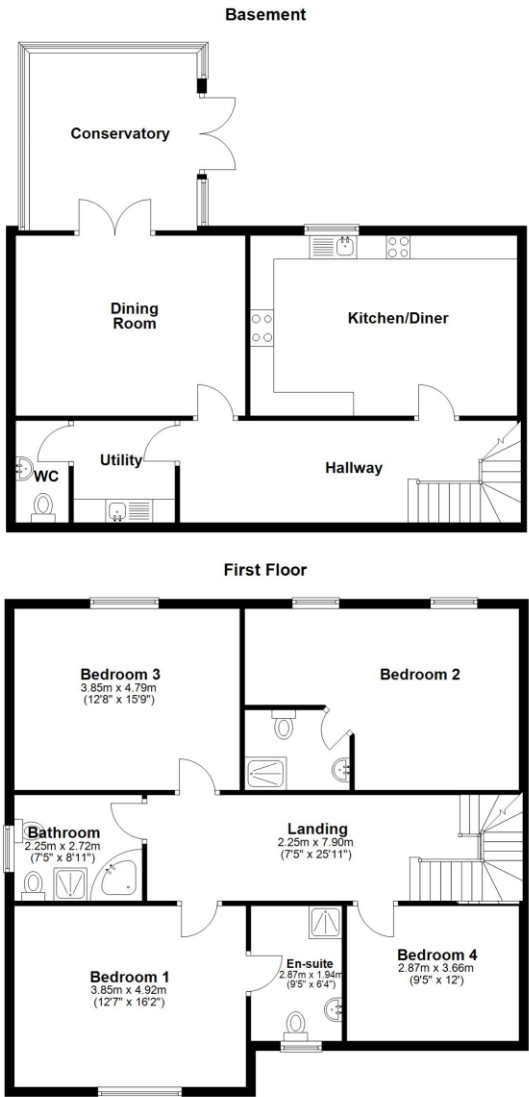
£625,000 Freehold

A spacious modern 4 storey stone built family home in the popular and desirable village of Fulbeck. The accommodation offers FIVE double bedrooms with 2 having en-suite shower rooms, four reception rooms with a balcony off the living room, a conservatory, kitchen dining room, a double garage and southerly facing rear garden.

STONE BUILT DETACHED HOUSE | 5 BEDROOMS | FOUR RECEPTION ROOMS | CONSERVATORY | SOUTHERLY FACING PRIVATE GARDEN | DOUBLE GARAGE | NO CHAIN



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ACCOMMODATION

Reception Hallway - Approached by a hardwood entrance door with 2 full height opaque glazed side windows the spacious reception hallway offers access to all 1st floor rooms, wood effect flooring, wall lights, radiator, personal door to garage.

Living Room - 18'9" x 12'8" (5.72m x 3.86m) Having window to rear aspect, patio doors to rear aspect leading to balcony, exposed brick chimney breast with log burning stove on flag stone effect heath, radiator, television and telephone points, wood effect flooring.

Family Room - 15'9" x 12'7" (4.8m x 3.84m) Window to rear aspect, television point, radiator, wood effect flooring.

Cloakroom - Opaque glazed window to side aspect, fitted with a 2 piece suite comprising close coupled WC, pedestal hand wash basin, radiator.

Study - 11'8" x 9'3" (3.56m x 2.82m) Having window to front aspect, radiator, telephone point, wood effect flooring.

Staircase - Return staircase leads from 1st floor reception hallway to ground floor hallway.

Kitchen Dining Room - 18'8" x 12'2" (5.7m x 3.7m) Having 2 windows to rear aspect, door to side aspect, fitted with a range of base and eye level units with work surfacing over, twin bowl ceramic sink, rayburn stove, ceramic hob in exposed brick fitment, built in fridge freezer and dishwasher, ceramic tiled flooring, radiator.

Utility Room - 7'3" x 7'1" (2.2m x 2.16m) Having base and eye level units with wood effect work top over, stainless steel sink, space for washing machine and tumble dryer, ceramic tiled flooring.

Cloakroom - Opaque glazed window to side aspect, fitted with a 2 piece suite comprising close coupled WC, pedestal hand wash basin, radiator.

Dining Room - 16' x 12'7" (4.88m x 3.84m) French doors to rear aspect leading to conservatory, wall lights, radiator, wood effect flooring.

Conservatory - 12'4" x 11'7" (3.76m x 3.53m) Being of brick and UPVC construction with a pitched polycarbonate roof, french doors to patio and garden, ceramic tiled floor and exposed stone wall.

2nd Staircase - A return staircase having window to side aspect rises from reception hallway to 2nd floor landing.

Master Bedroom - 16'2" x 12'7" (4.93m x 3.84m) Having walk in window to front aspect, television point, radiator.



Master En-Suite - Opaque glazed window to front aspect, fitted with a 3 piece suite comprising corner shower cubicle with electric shower over, closed coupled WC, pedestal hand wash basin, ceramic tiled flooring, radiator, extractor fan.

Guest / Bedroom 2 - 19'1" x 12'9" (5.82m x 3.89m) Two windows to rear aspect, radiator, Television point.

En-Suite - Fitted with a 3 piece suite comprising corner shower cubicle with mains fed shower over, close coupled WC, pedestal hand wash basin, ceramic tiled flooring.

Bedroom 3 - 15'9" x 12'9" (4.8m x 3.89m) Window to rear aspect, television point, radiator.

Bedroom 4 - 9'8" x 9'5" (2.95m x 2.87m) Window to front aspect, radiator, television point.

Bathroom - Opaque glazed window to side aspect, fitted with a 4 piece suite comprising corner panelled bath, separate tiled and glazed shower cubicle, close coupled WC, close coupled WC, pedestal hand wash basin, ceramic tiled flooring, radiator.

3rd Staircase – Return stair case rises from 2nd floor landing to attic room/ Bedroom 5

Bedroom 5 /Attic room - 31'5" max x 14'6" (9.58m max x 4.42m) Having 3 Velux roof lights, airing cupboard, radiator, television point.

Outside - the property is fronts by stone walling with a gravelled driveway and shrub border.

Driveway leads to DOUBLE GARAGE 18'8" x 16'5"

having up and over door to front aspect, personal door to reception hallway, light and power point.

The rear garden is of particular note, offering a high degree of privacy, being southerly facing, the garden is principally laid to lawn with a paved patio and established shrub border.

TENURE

Freehold