

5 WEST MEADOWS - ALLINGTON



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Moving with the times

5 WEST MEADOWS - ALLINGTON

5 West Meadows is a unique eco friendly light and airy detached family home offering good size accommodation over three floors with outstanding countryside views to the rear. Constructed by Gusto Homes in 2005 there are a number of eco friendly features including a rainwater harvesting system providing water for the flushing of toilets, outside taps and washing machine and solar panels heating the majority of the hot water. The property has a highly efficient gas fired condensing boiler with underfloor heating on the ground floor, radiators and timed sensors. Other features include a central vacuuming system, sealed unit double glazed windows and Sky and audio speakers throughout the property. The accommodation briefly comprises Reception Entrance Hall with dog-leg staircase rising to the first floor landing; high quality fitted white Kitchen with granite worktops and built-in appliances, matching Utility Room, 'L' shape Family Dining/Living Room and Sitting Room. The first floor has a beautiful Reception Landing, Master Bedroom with Ensuite Shower Room and Dressing Room, three further Bedrooms and a Family Bathroom. To the second floor there are two further Bedrooms, Shower Room and a Drying Room. Outside, there is a Detached Double Garage with a Games Room above, Granny Annexe with two Bedrooms, Bathroom and an open plan Kitchen/Living Room. The property is situated in the centre of a good size plot with enclosed gardens and block paved driveway.

VENDOR COMMENTS

“We moved to Allington in 2005 after falling in love with the house and we were lucky enough to find that the local village primary school is rated in the top four in the entire country. Also we can’t rate the village pre-school high enough, it too is outstanding. Sedgebrook also has a wonderful private nursery and after school club which is ideal for working parents. It has very high standards and also picks children up from the village school. We were commuting to London daily and nearby Grantham has superb road and rail links, which meant that we could be at the office in London in about 90 minutes. We settled into the village here very quickly as it has a lively community and there is always lots going on (if you want to take part of course) and its just about the perfect place to bring up a young family or if you want to enjoy a quiet peaceful life but still enjoy close links to the towns and cities around you. Allington really is the perfect place to call home.”

SITUATION

5 West Meadows is located off Bottesford Road in a pleasant cul-de-sac of eco friendly properties on the western fringe of this well served village approximately 6 miles to the northwest of Grantham town centre. The village has one of the highly respected primary schools in the area. There is a popular public house / restaurant and also a village store. The village is well located for the commuter with the nearby A1 providing excellent road connections to the north and south of the country. There is also a main line link from Grantham into London (Kings Cross) which takes just over one hour. Nottingham is easily accessible on the A52 to the west plus the cities of Peterborough, Lincoln and Leicester are within easy reach.

ACCOMMODATION

All dimensions are approximate and are taken from plaster to plaster or internal wall faces. Photographs are taken using a wide-angle lens.

Having open canopied porch with glazed entrance door through to

ENTRANCE HALL

With dog-leg staircase rising to the first floor, recessed lighting, understairs storage cupboard, further cloaks cupboard, tiled floor with underfloor heating, coving to ceiling, telephone point.

CLOAKROOM

Having a two piece suite comprising low level WC, pedestal wash hand basin and window to the side elevation.

Double doors through to the

SITTING ROOM 7.63m (25'0) X 4.34m (14'3)

Having tiled floor with underfloor heating, coving to ceiling, TV point, walk-in feature fireplace with two windows to side, spotlights and feature beam over, French doors giving access to the rear garden and two windows to the front elevation.

Double doors from the Hallway lead to the

L'SHAPED KITCHEN / DINER / LIVING AREA

KITCHEN AREA 5.55m (18'3) X 3.97m (13'0)

Refitted with white gloss units comprising a range of base and eye-level units with granite work surface over, integrated dishwasher, 6-ring SMEG gas cooker with stainless steel extractor hood over, complementary tiling to walls, under unit lighting, tiled floor with underfloor heating, inset ceiling lights, door through to the Hall and window to the rear elevation .

LIVING / DINING AREA 7.64m (25'1) X 4.33m (14'2)

Having tiled floor with underfloor heating, TV point, coving to ceiling, windows to the front and rear elevations, French doors giving access and views to the rear garden.

UTILITY ROOM 4.57m (15'0) X 2.15m (7'1)

Fitted with white gloss units which match the Kitchen units, stainless steel sink with mixer taps, granite work surface, plumbing for automatic washing machine, space for American fridge freezer, coving to ceiling, tiled floor with underfloor heating and door giving access to the rear garden.

FIRST FLOOR LANDING

A feature of the property is the galleried landing having a vaulted ceiling with circular window and two windows to the front elevation, three radiators, inset ceiling lights, stairs to second floor and doors off to

MASTER BEDROOM 4.45m (14'7) X 5.60m (18'4)

Having vaulted ceiling with circular window, two radiators, TV point, walk-in double wardrobe and two windows to the rear elevation. Dressing area with walk-in wardrobe, shelving, light and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, tiled shower cubicle, halfway tiling to walls, light and shaver point, radiator and window to the rear elevation.

BEDROOM TWO 4.34m (14'3) X 3.79m (12'5)

Having radiator, coving to ceiling, double wardrobe, TV point and windows to the side and rear elevations.

BEDROOM THREE 4.33m (14'2) X 3.05m (10'0)

Having walk-in double wardrobe, radiator, coving to ceiling, TV point and two windows to the front elevation.

BEDROOM FOUR 4.35m (14'3) X 2.79m (9'2)

Having walk-in wardrobe, TV point, radiator, coving to ceiling and two windows to the front elevation.

BATHROOM

Fitted with a four piece white suite comprising low level WC, pedestal wash hand basin, panelled bath, corner shower cubicle, halfway tiling to walls, radiator and window to the side elevation.

SECOND FLOOR LANDING

With doors off to

BEDROOM FIVE 4.65m (15'3) X 4.80m (15'9)

Having two built-in Velux windows, radiator, fan & circular window to the side with views over the countryside and fitted with uPVC shutters

DRYING ROOM

Fitted with a range of shelving, gas fired condensing boiler, hot water cylinder with central heating controls, collection point for central vacuum system, further room housing the air filtration system.

BEDROOM SIX 4.47m (14'8) X 4.75m (15'7)

Having fan & circular window to the side with uPVC shutters, two Velux windows and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, tiled shower cubicle, complementary tiling to walls and Velux window.

OUTSIDE

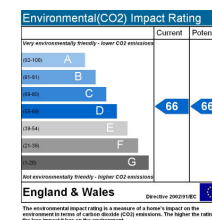
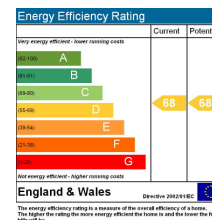
The property is approached through electric gates with open plan lawns to the front and a block paved double width driveway leads to the

DOUBLE GARAGE 6.41m (21'0) X 7.96m (26'1)

With twin electrically operated roller doors, power and light connected, controls for the rainwater harvesting system, wall mounted gas central heating boiler for the annexe, plumbing for washing machine, two windows to the rear elevation and staircase to the

GAMES ROOM 6.35m (20'10) X 7.91m (25'11)

Having tiled floor, radiator, access to roof space and window to the side elevation.



GRANNY ANNEXE

ENTRANCE HALL

With built-in cupboard, door to garage and arch to:

LIVING KITCHEN 6.55m (21'6) X 4.39m (14'5)

The kitchen is fitted with single drainer stainless steel sink unit with cupboards under, further range of matching base and eye-level units with work surface over, built-in 5-ring gas hob, electric oven, integral fridge, stainless steel extractor hood, coving to ceiling, complementary tiling to walls, tiled floor with underfloor heating and window to the front elevation.

LOUNGE AREA

Having two wall light points, tiled floor with underfloor heating, windows to the side and front elevations and patio doors giving access to the decked patio area.

BEDROOM ONE 2.35m (7'9) X 3.79m (12'5)

Having window to the rear elevation and underfloor heating.

BEDROOM TWO 2.29m (7'6) X 3.20m (10'6)

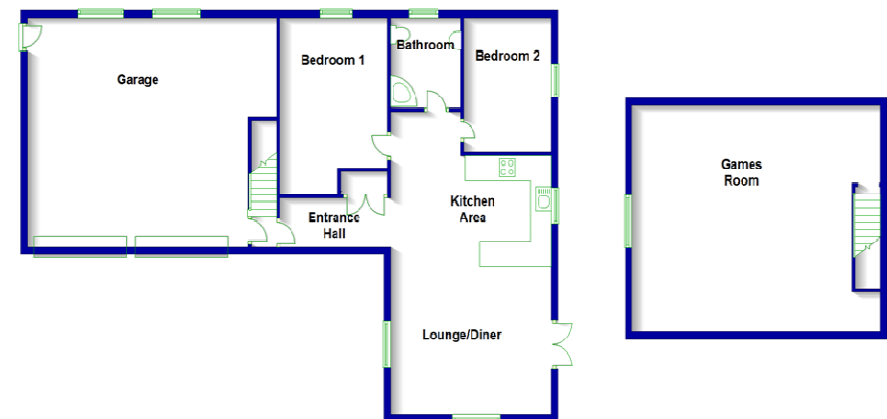
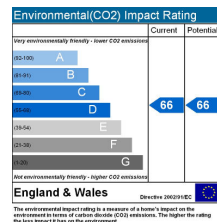
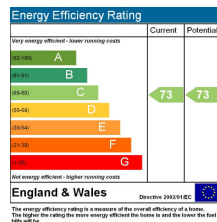
Having coving to ceiling, underfloor heating and window to the side elevation.

BATHROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, tiled shower cubicle, complementary tiling to walls, extractor fan, coving to ceiling and window to the rear elevation.

GARDENS

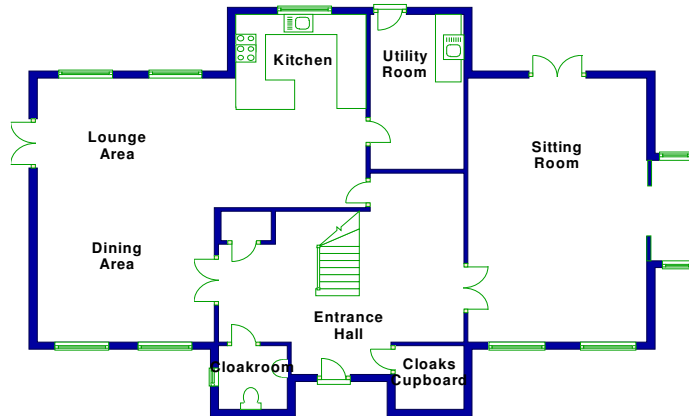
The gardens are enclosed by fencing, laid mainly to lawn with a range of shrubs and flowering borders, slabbed patio area, outside tap and garden shed.



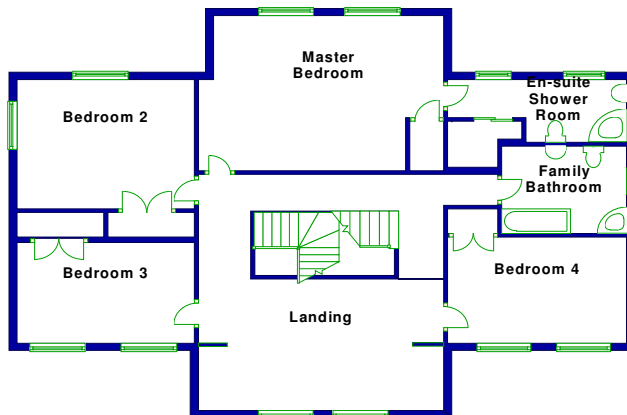
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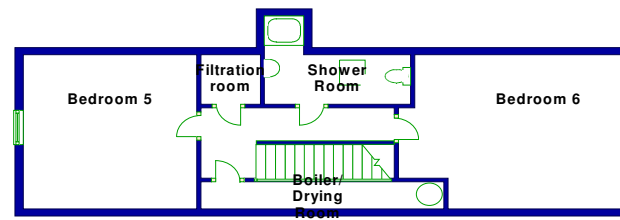
Ground Floor



First Floor



Second Floor



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Escritt Barrell Golding, 24 St Peters Hill, Grantham, NG31 6QF
Tel: 01476 590211 E-mail: grantham@ebgproperty.co.uk

Escritt Barrell Golding, 15 Southgate, Sleaford, NG34 7SX
Tel: 01529 302271 E-mail: sleaford@ebgproperty.co.uk



