



**23 Abbey Lane, Sedgebrook**  
Grantham, Lincolnshire, NG32 2EY

**NEWTON**FALLOWELL 



**23 Abbey Lane, Sedgebrook**  
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**Offers In Excess Of £325,000**

Situated at the end of a no through road and on the edge of the village, this is a surprisingly spacious modern home offering flexible accommodation to include FOUR BEDROOMS and TWO BATHROOMS. Sedgebrook has proved popular in recent years with Grantham and its amenities within easy driving distance and the A52 offering access to Nottingham and beyond. The Vale of Belvoir with superb open countryside is also close at hand. The property has been well maintained and briefly comprises as follows: Entrance hall, lounge with open fireplace, a separate dining room, kitchen, utility room, a ground floor bedroom with an en suite shower room, three first floor bedrooms and a family bathroom. Off road parking to the front and a private well tended rear garden complete the specification.

**ACCOMMODATION**

**ENTRANCE HALL**

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

With uPVC entrance door having coloured leaded light, coving, radiator, laminate flooring and inner glazed door to:





### LOUNGE

18'6" x 14'5" (5.64m x 4.39m)

With floor to ceiling uPVC double glazed window to the front elevation, two radiators, coving, glazed double doors to the dining room, stairs rising to the first floor landing and open hearth fireplace.

### DINING ROOM

11'8" x 8'9" (3.56m x 2.67m)

With uPVC double glazed French doors to the garden, oak flooring, coving and radiator.

### KITCHEN

11'6" x 9'3" (3.51m x 2.82m)

With uPVC double glazed window to the rear elevation, stylishly fitted with a range of light grey units comprising base cupboards with work surfacing over and matching eye level cupboards, composite sink and drainer with slimline mixer tap, integrated double electric oven and ceramic hob with stainless steel chimney style extractor over and contemporary splashback, laminate flooring, integrated fridge, integrated dishwasher and glazed door to utility room.

### UTILITY ROOM

8'0" x 7'8" (2.44m x 2.34m)

With uPVC double glazed window to the rear elevation, half obscure double glazed uPVC door to the side elevation, fitted eye and base level units, space and plumbing for washing machine, space for appliance such as a chest freezer, deep glazed Butler sink and Ideal gas fired boiler for central heating and domestic hot water.

### BEDROOM FOUR/OFFICE

14'8" x 7'9" (4.47m x 2.36m)

With uPVC double glazed window to the front elevation, radiator, loft hatch access and coving.

### EN SUITE SHOWER ROOM

7'10" x 5'8" (2.39m x 1.73m)

With uPVC obscure double glazed window to the side elevation, shower cubicle with electric shower within, low level WC and wash handbasin, coving, radiator, extractor fan and tiling to wet areas.

### FIRST FLOOR LANDING

Having uPVC double glazed window to the side elevation, built-in linen cupboard, coving and loft hatch access.

### BEDROOM ONE

14'2" x 10'5" (4.32m x 3.18m)

With uPVC double glazed window to the front elevation, a range of fitted bedroom furniture, radiator and coving.

### BEDROOM TWO

10'11" x 10'1" (3.33m x 3.07m)

With uPVC double glazed window to the rear elevation, fitted wardrobes with sliding doors, radiator and coving.

### BEDROOM THREE

8'9" x 7'8" (2.67m x 2.34m)

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

### BATHROOM

7'0" x 6'2" (2.13m x 1.88m)

With uPVC obscure double glazed window to the rear elevation, 'L' shaped panelled bath with electric shower over and glazed shower screen, contemporary rectangular sink and worktop with cupboard and drawer storage, low level WC, chrome heated towel rail, shaver point, coving and tiling to wet areas.





## OUTSIDE

The property stands behind a walled front garden which is laid to lawn with a block paved driveway and gravelled borders. There is access to both sides of the property leading to the rear where there is a full width paved patio with retaining wall, a raised lawn with well stocked borders, external power point, garden tap and fencing to the boundaries. There are also two garden sheds.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band C. Annual charges for 2021/2022 - £1,658.51

## DIRECTIONS

From High Street continue on to Watergate turning left at the traffic lights and following the road over the roundabout passing Asda on the left, on to the A52 Barrowby Road. continue out of Grantham along the A52 and take the right turn into Sedgebrook along School Lane. Follow the road bearing right and on to Abbey Lane, follow the road and the property is at the end on the left-hand side.

## SEDGEBROOK VILLAGE

Sedgebrook is a village situated just off the A52 which offers excellent road links to Grantham and Nottingham with easy access to the A1 and A46. Additional amenities can be found in the nearby village of Bottesford including primary and secondary schools, shops, doctors surgery and railway links to Nottingham and Grantham with direct links to Kings Cross London in approx 1 hour. The village of Allington has a primary school with a free bus service from Sedgebrook.

## 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.



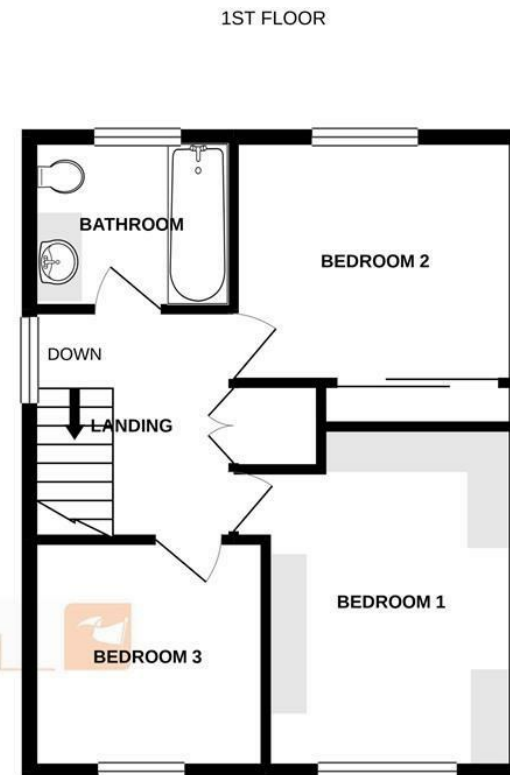
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

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