



1 BLUE CEDAR GRANGE

BARROWBY, GRANTHAM, LINCOLNSHIRE



KING WEST





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An impressive and unique five-bedroom family home, built in 2015, offering thoughtfully designed, spacious living and beautifully landscaped gardens, with ample off-road parking and a double garage, nestled in the picturesque village of Barrowby.

1 Blue Cedar Grange

Barrowby, Grantham, Lincolnshire, NG32 IFH

Grantham (3 miles) (Trains to Kings Cross in approx. one hour), Melton Mowbray (15.5 miles), Oakham (23 miles), Stamford (23.5 miles), Nottingham (24.5 miles), Uppingham (29 miles). (All distances and times are approximate).

- Modern, detached home built to an exceptional standard
- Open plan kitchen/breakfast area with direct garden access
- Entrance hall, study, utility room and ground floor WC
- Dining room, sun room and sitting room with feature log burner
- Underfloor heating throughout the ground floor
- Principal bedroom with ensuite and dressing room
- Four further double bedrooms, two with ensuite and dressing rooms
- Spacious family bathroom with free-standing bath and walk-in shower
- Private, landscaped gardens with a dining terrace enjoying beautiful views
- Integral double garage and ample off-road parking

Completed in 2015 to an exceptional standard, this modern, detached home has been thoughtfully designed to maximise space, natural light and functionality.

Situation

Barrowby is a well-regarded and established village situated on the edge of Grantham, enjoying an elevated position with far-reaching views across the surrounding Lincolnshire countryside. The area offers a wealth of opportunities for walking, cycling and outdoor pursuits, with a network of quiet lanes, footpaths and open countryside easily accessible from the village.

At the heart of Barrowby is a strong sense of community, supported by a range of local amenities including a well-regarded primary school, village hall, and local shop. The village also benefits from a popular public house, The White Swan, providing a welcoming setting for dining and socialising, as well as Dougie's Coffee Shop, which also offers a bistro and Sunday Lunch service.

Grantham town centre is just a short distance away and offers an excellent range of shops, supermarkets, restaurants and leisure facilities. The town also benefits from a mainline railway station with high-speed services to London King's Cross and Leeds in approximately one hour, making the area an attractive choice for commuters. The nearby A1 provides convenient road links both north and south.

The surrounding area is rich in leisure and cultural opportunities, with notable attractions including Belton House, Belvoir Castle and Grimsthorpe Castle, alongside a variety of golf courses and country pursuits. Rutland Water, with its sailing, cycling and outdoor activities, is also some 20 miles to the South.

The area boasts outstanding educational opportunities, with a selection of well-regarded primary and secondary schools nearby, including the sought-after grammar schools in Grantham, as well as independent schooling options in Stamford, Oakham and Uppingham.

Description

Completed in 2015 to an exceptional standard, this modern, detached home has been thoughtfully designed to maximise space, natural light and functionality. Combining timeless architecture with contemporary comfort, the property offers an outstanding family home in a highly desirable setting.

Upon entering through the covered oak framed porch, you are welcomed into a bright and spacious entrance hall, immediately setting the tone for the rest of the home. From here, elegant oak interior doors lead to the principal reception rooms.

Positioned to the front, the kitchen is a contemporary space, thoughtfully designed for both practically and entertaining in mind. It features a range of integrated appliances, including a Quooker hot water tap. A central island with an integrated breakfast bar provides ample preparation space, while bifold doors open directly onto the garden, creating seamless indoor and outdoor living. With space for a breakfast table, the kitchen also offers an ideal setting for family meals.

Beyond, a spacious dining room provides excellent versatility for formal entertaining or larger family gatherings. A well-proportioned study further enhances the flexibility of the home, serving equally well as a home office, children's playroom or additional reception space.

Moving through the hallway, you are welcomed into a beautifully arranged sitting room and adjoining sun room, together forming a true highlight of the home. The dual-aspect sitting room offers a warm and inviting atmosphere, centred around a charming log burner. Flowing seamlessly from here, the sun room is bathed in natural light, with two sets of bifold doors opening directly onto the dining terrace and garden beyond.

A dedicated utility room offers additional cabinetry with a sink and plumbing for a washing machine and tumble dryer, along with convenient access to the garden. A boot room, storage cupboard and ground floor WC complete this level. Underfloor heating runs throughout the ground floor, ensuring year-round comfort.

Ascending the oak staircase, the first floor boasts impressive ceiling heights and well-proportioned accommodation throughout. The dual-aspect principal bedroom provides a tranquil retreat, enjoying views across the garden, and features a dressing room with fitted wardrobes alongside a spacious ensuite shower room.

Two further double bedrooms are complemented by ensuite shower and dressing rooms, one of which enjoys a Juliet balcony with stunning views over the garden. Two additional generously sized bedrooms are arranged off the landing and are served by a well-appointed family bathroom, fitted with a contemporary free-standing bath and separate walk-in shower.

Outside

Set within a private gated community, Blue Cedar Grange is approached via an electrically operated, intercom-controlled gate from Casthorpe Road, opening onto a gravelled driveway leading directly to the property.

The property benefits from an integral double garage with electric twin up-and-over doors, complemented by off-road parking for several vehicles.

To the rear of the home, the garden has been thoughtfully landscaped to create a private and peaceful space, featuring a generous lawn bordered by mature planting and beautifully maintained flowering beds. A dining terrace, accessed directly from the sun room via bifold doors, provides an ideal setting for outdoor entertaining, enjoying the privacy and seclusion that the garden affords.





General Remarks

Council Tax

Band G

Directions

From Stamford, head north on the A1 towards Grantham and continue for approximately 21 miles. Take the exit signposted for Grantham/Nottingham (A52), then at the end of the slip road turn left onto High Road into Barrowby. Continue through the village, turning left onto Main Street and then right onto Casthorpe Road. Blue Cedar Grange will be found a short distance along on the left-hand side.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments, are specifically excluded but may be available by separate negotiation.

Service Charge

£41.33 per calendar month covering the maintenance and upkeep of the communal areas and driveway.

Services

Mains water, electricity, gas and drainage are connected, with a booster pump serving the drainage system for houses 1 to 5. Gas central heating. None of the services have been tested by the agents.

Statutory Authority

South Kesteven

Tenure

Freehold

Viewing

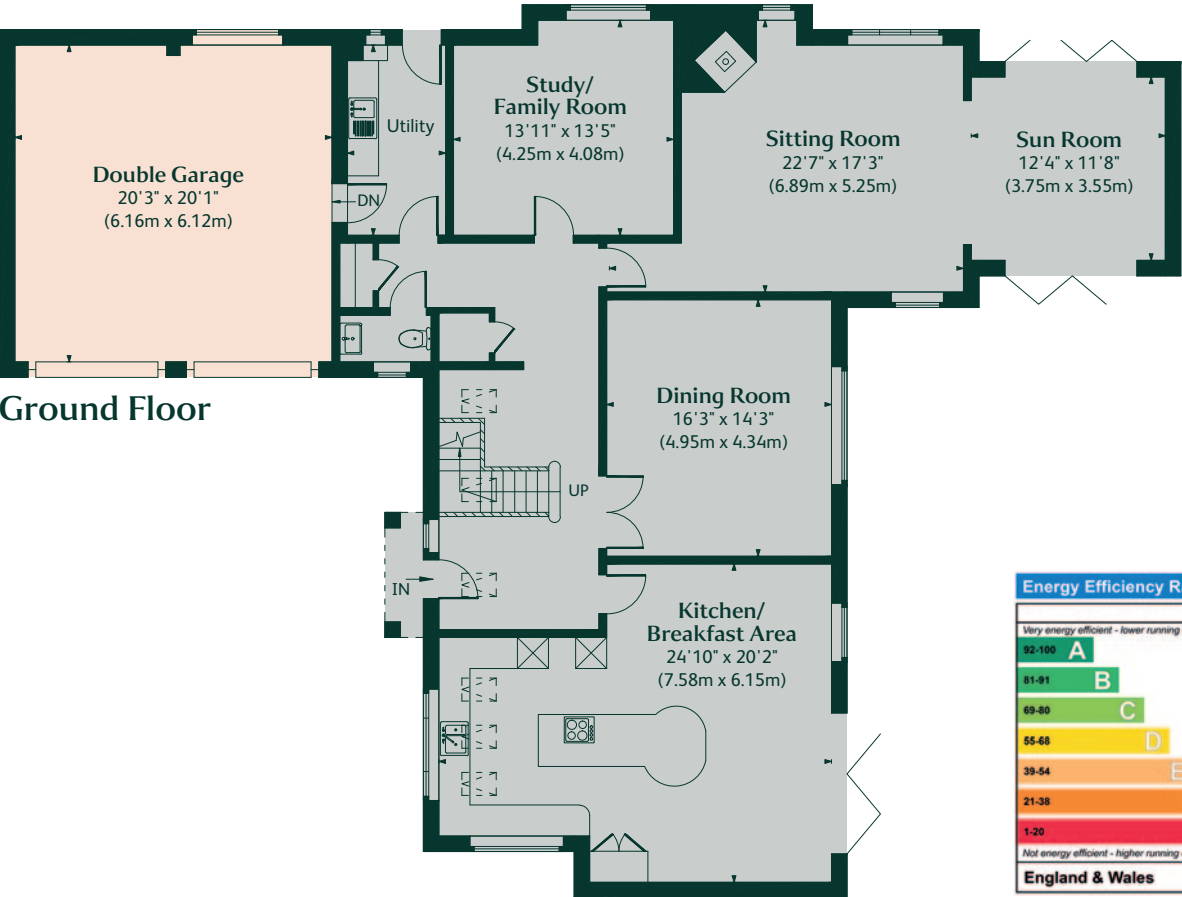
The property may only be inspected by prior arrangement through King West

What Three Words

Preparing.deduct.slate

Floorplans

Approximate Gross Internal Area
Main House = 337 sq.m/3622 sq.ft
Garage = 37 sq.m/403 sq.ft
Total = 374 sq.m/4025 sq.ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100		
A		
81-91		
B		
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	



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