



Connells

Fermain House Casthorpe Road
Barrowby Grantham

Fermain House Casthorpe Road Barrowby Grantham NG32 1DP

for sale
£600,000



Property Description

Nestled in a peaceful village surrounded by lush green space, scenic country walks, and enjoying beautiful views overlooking the valley, 1960s's original designed detached four-bedroom home offers the perfect blend of rural tranquility and practical comfort. Local amenities include a primary school, church, pub, and local shop—providing convenience and a strong sense of community.

The home boasts a spacious driveway and integral garage, providing ample off-road parking. The front garden enhances the home's curb appeal, while the generous rear garden adds to its charm and potential.

Inside, the ground floor features a welcoming porch, a kitchen, a dining room perfect for entertaining, a bright and airy lounge, a central hallway, and a convenient WC. The garage is accessible from the interior, adding practicality and storage options.

Upstairs, the first floor comprises four double bedrooms, a family bathroom, and a central landing area—ideal for families or those needing extra space for a home office or guest rooms.

Set on half an acre of land, the property presents a development opportunity, with a loft ideal for conversion into an additional bedroom and ensuite, offering even more flexibility for growing families or guests. The established rear garden features mature plants and an orchard, creating a private outdoor retreat perfect for family gatherings or

quiet relaxation.

Ground Floor

Entrance Hall

External door, window to the front of the property, stairs to the first floor, doors leading to the lounge, downstairs w.c, dining room, kitchen.

Cloakroom

Window to the front, wash hand basin, low level WC.

Lounge

20' 4" x 13' 2" (6.20m x 4.01m)

Dual aspect windows to the rear, French patio doors leading to the garden. window to the front of the property.

Dining Room

10' x 10' (3.05m x 3.05m)

Window to the rear.

Kitchen

13' 1" x 10' 6" (3.99m x 3.20m)

Window to the rear, a range of wall and base units with rolled edge work surfaces, sink drainer, space for appliances, built in storage cupboard/pantry, tiled splash backs, door leading to the porch area / utility.

Porch / Utility

Window to the side, external doors leading to the front and rear of the property, door to the garage.

Garage

16' 4" x 10' 1" (4.98m x 3.07m)

With double doors to front, door leading to the porch / utility area, window to the side.

First Floor

Landing

A broad landing giving plenty of room for a staircase for a loft conversion. With a window to the front of the property, doors leading to four good size bedrooms, the family bathroom and an access door to a large cupboard under the front eaves.

Bedroom One

15' 2" x 10' 1" (4.62m x 3.07m)

Window to the rear, built in wardrobe.

Bedroom Two

13' 2" x 10' (4.01m x 3.05m)

Window to the front, built in wardrobe.

Bedroom Three

13' 1" x 10' 6" (3.99m x 3.20m)

Window to the rear.

Bedroom Four

9' 10" x 10' 6" (3.00m x 3.20m)

Window to the side.

Bathroom

Window to the rear, bath, low level WC, wash hand basin, Built in storage cupboard, tiled walls.

Externally

Front Garden

A variety of established bushes and lawn, pedestrian pathway to entrance, driveway.

Rear Garden

Laid to lawn with orchard and hedging around the plot affording privacy.

Location

Barrowby, nestled just 2?miles west of Grantham, offers the perfect blend of picturesque village life and modern convenience-ideal for home buyers seeking community, comfort, and connectivity.

Commuting Made Easy

Road links: Situated on the A52, Barrowby provides swift access to Grantham and beyond. A1 is just a short drive away, making it straightforward to reach Nottingham, Leicester, and into London.

By train: Grantham Station lies only 2miles east and has frequent services on the East Coast Main Line, including regular direct trains to London King's Cross in just over one hour -perfect for commuters.

Schools & Education

Barrowby C of E Primary School caters to









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: C Council Tax
 Band: Deleted

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309046



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM309046 - 0010