



Connells

The Old Smithy Casthorpe Road
Barrowby Grantham

The Old Smithy Casthorpe Road Barrowby Grantham NG32 1DW

for sale offers in excess of
£400,000



Property Description

Connells are delighted to bring to the market this well presented three bedroom detached home with a double garage in a popular village location one not to be missed.

The Old Smithy is a well-presented detached Georgian character property in the heart of Barrowby.

This home comprises of entrance hall, downstairs w.c, sitting room, dining room, kitchen. To the first floor there are three good size double bedrooms and a four piece family bathroom.

There is a spacious double garage and generous loft space. To the rear of the property there is a south-facing landscaped courtyard.

Barrowby is a peaceful village with a strong sense of community and scenic country walks, while still convenient for commuting. Local amenities include a primary school, church, pub and local shop.

This beautifully presented detached home in an excellent village location is ready to move in. For more details call Connells today!

With uPVC double glazed window to the rear, tiled flooring, doors leading to the downstairs w.c, dining room, kitchen, radiator, storage cupboard, stairs leading to the first floor.

Downstairs W.C

5' 2" x 4' 2" (1.57m x 1.27m)

With uPVC double glazed window to the rear, low level w.c, wash hand basin, radiator.

Lounge

15' 2" x 10' 11" (4.62m x 3.33m)

With three uPVC double glazed windows to the front and side, feature fire place, radiator, open window to the kitchen, wood-effect LVT flooring (Karndean).

Dining Room

15' 2" x 11' (4.62m x 3.35m)

With three uPVC double glazed windows to the front and side, feature fire place, radiator, wood-effect LVT flooring (Karndean).

Kitchen

15' 1" x 8' 3" (4.60m x 2.51m)

With uPVC double glazed window to the rear, door leading to the rear garden, range of base and eye level units, space for free standing appliances, integrated dishwasher, 90cm range cooker, Belfast sink, doors leading to the living room and the entrance hall, radiator, tiled flooring, extractor fan.

Ground Floor

Entrance Hall

First Floor

Landing

With doors leading to three bedrooms, storage cupboard and the family bathroom.

Bedroom One

15' 3" x 10' 11" (4.65m x 3.33m)

With two uPVC double glazed window to the front and side, wooden flooring, radiator,

Bedroom Two

15' 6" x 11' 6" (4.72m x 3.51m)

With two uPVC double glazed window to the front and side, radiator, wooden flooring.

Bedroom Three

12' 1" x 8' 3" (3.68m x 2.51m)

With uPVC double glazed window to the rear, radiator, wooden flooring.

Bathroom

11' 11" x 8' 3" (3.63m x 2.51m)

With uPVC double glazed window to the rear, free standing bath, shower cubicle, low level w.c, wash basin, heated towel rail.

Outside

Double Garage

18' 8" x 16' (5.69m x 4.88m)

Door leading to entrance path behind lockable gate, units with space for appliances, sink.

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 ages 4-11 with an Outstanding Ofsted rating, praised for "strong leadership" and a nurturing ethos.

A term time pre school at the Sports Pavilion supports younger ones from age 2.

For secondary education, parents can choose from high-performing schools in Grantham, including:

Kesteven & Grantham Girls' School (Outstanding grammar)

The King's School (boys' grammar since 1329)

Walton Academy and West Grantham C of E Academy rated Good.

Other primaries like Denton and Gonerby Hill Foot also hold Outstanding and Good ratings.

Amenities & Village Life

Village essentials include a café ("Dougie's"), Co-op store, church, sports pavilion, allotments, and the friendly White Swan pub.

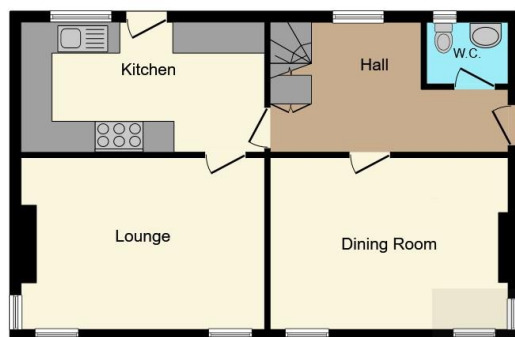
Balancing tradition and modernity, the village features historic stone cottages and newer estates along High Road and Low Road.

The Grade II listed All Saints Church dating to





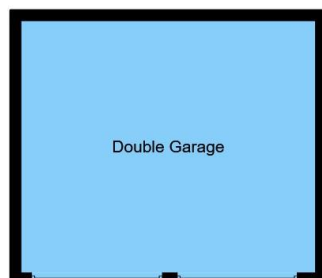




Ground Floor



First Floor



Garage

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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

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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