



Barrowby Road, Grantham NG31 8AE

welcome to

Barrowby Road, Grantham

GUIDE PRICE £600,000 - £650,000 - EXECUTIVE FAMILY HOUSE SET ON A GOOD SIZE PLOT, situated in a very sought after location within the town, with generous living space throughout, and also boasting a separate annexe, double garage and beautiful gardens.



Entrance

Entering through a part glazed door into the entrance porch. With wood flooring, windows to the front and side aspects, door leading to the downstairs cloakroom and entrance hallway.

Hallway

Entrance hallway with stairs leading to first floor landing. Built in storage cupboard under the stairs. Window to the front aspect, parquet flooring, radiator and coving to ceiling.

Downstairs Cloakroom

Downstairs cloakroom with the window to the side aspect. Low level WC, heated towel rail, pedestal wash hand basin and tiled splashbacks. Tiled flooring.

Lounge

14' 7" x 9' 7" (4.45m x 2.92m)
Lounge facing the front aspect with a walk in bay window. Further window to the side aspect. Feature wooden surround fireplace with inset gas fire. Ceiling rose and coving to the ceiling, two radiators.

Dining Room

16' 4" x 9' 4" max (4.98m x 2.84m max)
Having french doors leading into the sunroom and a second door leading into the utility area.
With a window to the side aspect, oak flooring, coving to the ceiling and further door leading into the kitchen.

Kitchen

11' 10" x 12' 4" max (3.61m x 3.76m max)
Boasting a range of cream coloured units at both floor and eye level with brown pepper worktops over and tiled splashback to the walls. There is coving to the ceiling, a breakfast bar and patio doors leading to the rear garden. Built-in gas hob and double oven, space for a dishwasher, ceiling rose and vinyl flooring.

Utility Room

6' x 5' 8" (1.83m x 1.73m)
Having a range of units at both the floor and eye level with worktops over. Wall mounted central heating boiler, tiled flooring, plumbing for two under counter appliances and door leading into the sunroom.

Sun Room

18' 7" x 17' 10" (5.66m x 5.44m)
This very generous size sun room/third reception room has patio doors and windows to three sides, tiled flooring, spotlights to the ceiling and two radiators.

First Floor Landing

With feature wood panelling to the walls, a window to the side aspect, and doors leading to all bedrooms and bathroom.

Family Bathroom

9' 3" x 6' 1" (2.82m x 1.85m)
Comprising of bath with mains shower over, pedestal wash hand basin, low-level WC, radiator. Airing cupboard which houses the water tank, partially tiled to the walls and coving to the ceiling

Bedroom Four

Bedroom 4 side aspect, chosen artwork, built-in storage cupboard. Carpet to flooring radiator coving to ceiling 5.11 x 9 Max.

Bedroom One

10' 1" x 10' 9" max (3.07m x 3.28m max)
With a window to the front aspect, radiator, built in storage cupboard. Door leading to the ensuite shower room.

Ensuite

With fitted shower cubicle, and part tiling to the walls. Pedestal wash hand basin and low level wc. Tiled flooring, Radiator. Spotlights to the ceiling and window to the rear aspect.

Bedroom Two

15' 3" into the bay x 11' 11" (4.65m into the bay x 3.63m)
With a walk in bay window to the front aspect, and further window to the side aspect. Two built-in wardrobes, radiator.

Bedroom Three

9' 7" x 8' 11" to the wardrobe (2.92m x 2.72m to the wardrobe)
With built-in wardrobes, radiator, coving to the ceiling, and a window to the rear aspect.

Bedroom Four

9' max x 5' 11" (2.74m max x 1.80m)
With a window to the side aspect, built-in storage cupboard. Radiator and coving to ceiling.

Annexe

This great addition to the property, is a fully functional annexe, ideal for visiting relatives, or as a teenagers bedroom suite, or for anyone that works from home.

Bedroom 8.7 Max by 14.11

With a window to the front aspect, a range of built-in wardrobes, carpet, radiator, and door leading to hall.

Shower room 9.6 x 5.2

With partially tiled walls and a window to the rear aspect. Fitted shower cubicle with mains fed shower, radiator and spotlights to the ceiling.

Kitchen area 16.4 X 9.5

With a window to the rear aspect. Having a range of cream coloured units to both the floor and eye level with wooden effect worktops over. sink unit with drainer and mixer tap over.
Oven, electric hob with extractor hood. Plumbing for washing machine, Spotlights to ceiling and newly fitted boiler.

Lounge 14.6 x 11.7

With sliding patio doors leading to the rear garden, a window to the rear aspect, Radiator.

Description Outside

The property stands in a very good size plot with a nice deep front garden, with private gated driveway providing off road parking for a number of vehicles. There is a further garden area, access to the detached double garage and gated access to the rear garden.

To the rear of the property there is a generous paved patio area immediately beyond the french doors from the sun room, which is ideal for outside dining and entertaining. The garden is mainly laid to lawn, with a feature pond area, summerhouse, mature flower beds and is fully enclosed with fencing. There is a water tap and four water butts and tool shed also included.



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welcome to

Barrowby Road, Grantham

- EXECUTIVE DETACHED FAMILY HOUSE
- Four bedrooms and 3 reception rooms
- Kitchen, Utility room and downstairs cloakroom
- Ensuite to the master bedroom
- Double garage

Tenure: Freehold EPC Rating: C

guide price

£600,000 - £650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST111434 - 0006

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