



Barrowby Road, Grantham NG31 8AA

welcome to

Barrowby Road, Grantham

GUIDE PRICE £450,000 - £475,000 - DETACHED FAMILY HOME, set on a good size plot, with beautiful gardens to the front and the rear. With four double bedrooms and three reception areas. This home is move in ready and highly recommended to view to appreciate the size and the presentation throughout.



Entrance Hall

With a new composite door leading into the entrance area, with tiled flooring and decorative arched glazed door and side panels leading into the spacious entrance hall.

Beautifully decorated with wood grain soft vinyl flooring, and with open balustrade staircase to the first floor.

Downstairs Cloakroom

With a low-level WC and wash hand basin with decorative tiled splashbacks. Radiator and window.

Study

9' 3" x 8' 1" (2.82m x 2.46m)

With a window to side aspect and a radiator.

Lounge

18' x 18' 8" (5.49m x 5.69m)

This generous size family living area, has wood effect soft vinyl flooring, two radiators. Window and French doors leading into the garden.

Dining Room

13' 4" x 12' 2" (4.06m x 3.71m)

With two windows to the front and side aspect, would effect soft vinyl flooring, radiator.

Open Plan Breakfast Kitchen

9' 6" x 20' 1" (2.90m x 6.12m)

Presented to a very high standard with light grey high gloss units at both floor and eyelevel level. This newly fitted modern kitchen has a sink unit with a single drainer and a mixer tap over. Built-in double electric oven at eyelevel and hob. Space for American fridge freezer. Separate dining area, with wood effect soft vinyl flooring, radiator. Window and door to the rear access.

Utility Room

7' 1" x 8' (2.16m x 2.44m)

Having a range of units at both floor and eye level, and space for appliances.

First Floor Landing

The spacious first floor landing area has an open balustrade staircase window to the front aspect, door leading to the airing cupboard, Hatch access to the loft.

Master Bedroom

12' 9" x 13' 4" (3.89m x 4.06m)

This good size master bedroom has a window to the front aspect and the side aspect, soft vinyl flooring and radiator.

En-Suite Shower Room

Beautifully fitted with a shower cubicle, low-level WC and pedestal wash handbasin. Decorative tiling to the walls, radiator, and a window to the front and side aspect.

Bedroom Two

13' 4" x 12' 1" (4.06m x 3.68m)

Double bedroom with soft vinyl flooring, radiator, and windows to the rear and side aspect.

Bedroom Three

8' 11" x 12' 6" (2.72m x 3.81m)

With soft vinyl flooring, radiator, and window to the rear aspect.

Bedroom Four

8' 1" x 8' 7" (2.46m x 2.62m)

With soft vinyl flooring, radiator and window to the front aspect.

Family Bathroom

This generous size family bathroom features a corner bath, separate double width shower cubicle, low level WC, twin his and her fitted vanity sinks with cupboards beneath. Decorative tiling to the walls. Spotlight to the ceiling and window to the rear aspect.

General Description Outside

Approaching the property, there is ample space for parking, beautiful landscape shaped lawn with further paving around the property for easy maintenance.

The property sits on a generous size plot. To the rear the gardens are mainly laid to lawn with beautiful paved patio area for outside dining, gravelled area to the side.

There is a feature archway to the front, leading through to the garden area which has a range of mature shrubs and flowered borders. With two wooden gates to each side of the property providing access to the rear garden. Double electric point to the rear garden.

With water tap to both the front and the rear of the property and external lighting to both the front and the rear of this sizeable home.

Detached garage

With electricity and lighting, this sizeable garage is larger than the average size single garage, the frontage also provides further parking for a larger family or for visitors, with space for at least 3 vehicles.

It is highly recommended to view this due to the offer and the high standard of presentation throughout.



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welcome to

Barrowby Road, Grantham

- EXTENDED DETACHED FAMILY HOME
- PRESENTED TO A SHOW HOME STANDARD
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- LANDSCAPED GARDENS OF A GOOD SIZE

Tenure: Freehold EPC Rating: C

guide price

£450,000 - £475,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
GST112310 - 0009

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