



Barrowby Road, Grantham NG31 8NP

welcome to

Barrowby Road, Grantham

GUIDE PRICE £325,000- £350,000 - Beautifully presented family house with spacious accommodation throughout including a conservatory, four double bedrooms, garage and garden to the rear. Perfect family home - Viewing is Essential.



Entrance Hall

Entering the property through a part glazed door at the front into the entrance hall having a radiator, solid wood flooring, doors leading into the lounge, dining room and cloakroom with staircase leading to the first floor landing.

Cloakroom

Comprising of a wash hand basin, low level WC and solid wood flooring.

Lounge

17' 4" x 10' 7" (5.28m x 3.23m)

With a window to the front aspect, feature fireplace with surround, hearth and inset electric fire, carpet, coving to the ceiling, radiator and French doors leading into the conservatory.

Conservatory

Built with a dwarf brick wall, and having a tiled floor, electric heater and French doors leading out to the garden.

Dining Room

7' 11" x 8' 8" (2.41m x 2.64m)

With a window to the front aspect, solid wood flooring, coving to the ceiling, consumer unit, radiator, and arch leading through to the kitchen.

Kitchen

13' 1" x 8' 1" (3.99m x 2.46m)

With a window to the rear aspect, and having a range of two tone gloss units to both the floor and eye level with dark wood effect worktops over, stainless steel sink, drainer, mixer tap and tile splashback. Integrated electric oven, gas hob with extractor hood above and dishwasher, space for a fridge freezer, tiling to the floor, radiator and archway through to the utility area.

Utility Room

6' 10" x 4' 11" (2.08m x 1.50m)

With the same units as the kitchen to the floor, decorative tile splashback, space and plumbing for a washing machine, wall mounted boiler, tiling to the floor and door leading out to the rear of the property.

First Floor Landing

With a window to the rear aspect, carpet, storage with airing cupboard and housing the water tank, doors to two bedrooms and family bathroom and staircase leading to the second floor landing.

Master Bedroom

17' 4" x 8' 7" (5.28m x 2.62m)

Lovely dual aspect bedroom with windows to the front and rear aspects, built-in wardrobes, carpet, and two radiators.

En-Suite Shower Room

With a window to the front aspect, and comprising of a shower cubicle, pedestal wash hand basin, low level WC, partial tiling to the walls, wood effect flooring and heated towel rail.

Bedroom Four

10' 4" x 9' 4" (3.15m x 2.84m)

Double bedroom with a window to the front aspect, carpet and a radiator.

Family Bathroom

6' x 6' 7" (1.83m x 2.01m)

Newly fitted bathroom with a window to the rear aspect, and comprising of a bath with shower over, pedestal wash hand basin, low level WC, fully tiled walls, wood effect flooring and heated towel rail.

Second Floor Landing

With doors to the bedrooms and cloakroom.

Bedroom Three

12' 5" x 9' 4" (3.78m x 2.84m)

Double bedroom with a window to the front aspect, skylight window to the rear aspect, built-in wardrobes, carpet, radiator and sloped ceiling (restricted head height).

Bedroom Two

12' 5" x 10' 7" (3.78m x 3.23m)

Double bedroom with a window to the front aspect, skylight window to the rear aspect, built-in wardrobes, carpet, radiator and sloped ceiling (restricted head height).

Cloakroom

With a window to the rear aspect, wash hand basin and low level WC.

General Description Outside

To the back of the property is a driveway with EV charger and a single garage with a gate leading into the rear garden. Tiered garden with a large paved patio area perfect for outside dining and entertaining, and small lawn. Enclosed by wall and fencing. Access door to the garage.

Single garage with power and lighting.



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welcome to

Barrowby Road, Grantham

- VERY SPACIOUS DETACHED FAMILY
- ACCOMODATION ACROSS THREE FLOORS
- EXTENDED TO OFFER A CONSERVATORY
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR VERY GOOD SIZE DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

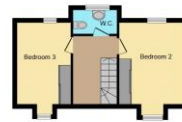
£325,000 – £350,000



Ground Floor



First Floor



Second Floor



Garage

william h brown



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113304 - 0006

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