



56 Barrowby Gate,  
Grantham. NG31 7LT



**Guide Price £450,000 to £460,000**

- Deceptively Spacious
- Study/Bedroom Five
- Reception Hall and Galleried Landing
- Four Double Bedrooms
- Two Reception Rooms
- En Suite Dressing Room & Shower Room
- Kitchen/Breakfast Room, Large Utility Rm
- Large Family Bathroom
- Double Garage + Electric Charging Point
- Freehold - Energy Rating C



If you are looking for exceptionally spacious family accommodation then this individual family home will not disappoint. The accommodation is approached by a generous reception hall with cloakroom and cloaks cupboard off and a large galleried landing over. There is an appealing lounge with double doors opening onto a separate dining room where French doors open to the rear garden. The kitchen/breakfast room is of similar generous proportions and complimented by a large utility room with a study/5th bedroom beyond. A master bedroom suite comprises a 6 metre x 4 metre bedroom with a dressing room and shower room en suite. There are three further double bedrooms and a super sized family bathroom. A block paved drive gives ample off road parking and leads to **DOUBLE GARAGING**. Other benefits include replacement double glazing and boiler with Hive control. **VIEWING RECOMMENDED**. No **UPWARD CHAIN** and vendor is prepared to be **FLEXIBLE** over moving dates.

## ACCOMMODATION

### ENTRANCE PORCH

A wide covered entrance porch with quarry tiled floor and uPVC door to the reception hall.

### RECEPTION HALL

**3.36m x 4.35m (11'0" x 14'3")**

A spacious reception hall with dogleg staircase off to a large galleried landing over and having wooden flooring, walk-in cloaks cupboard with intruder alarm panel, radiator, under stairs cupboard, Hive central heating control and coving.

### CLOAKROOM

**1.23m x 2.17m (4'0" x 7'1")**

Having uPVC double glazed obscure window to the front elevation, low level WC, wash handbasin with vanity storage beneath, coving and radiator.





### LOUNGE

4.22m x 6.61m (13'8" x 21'7")

A well proportioned room with uPVC double glazed window to the front elevation, feature fireplace with coal effect fire, coving, wall lights, two radiators and glazed double doors to the dining room.

### DINING ROOM

4.03m x 4.21m (13'3" x 13'8")

Overlooking the rear garden through uPVC double glazed French doors and having radiator and coving.

### KITCHEN/BREAKFAST ROOM

4.72m x 4.97m (15'5" x 16'3")

With uPVC double glazed window to the rear elevation and fitted with a comprehensive range of matching eye and base cupboards including a glazed display cabinet, working surfaces, peninsula breakfast bar, inset stainless steel one and a half bowl sink and drainer, complimentary tiling, integrated Neff oven and hob with cooker hood over, space and plumbing for dishwasher, radiator, tiled floor.

### UTILITY ROOM

2.56m x 4.17m (8'4" x 13'7")

A generously sized room with stainless steel sink and drainer with work surface, uPVC double glazed window to the rear elevation, coving and radiator.

### STUDY/BEDROOM 5

2.39m x 2.88m (7'8" x 9'4")

With uPVC double glazed window to the rear elevation, radiator, loft hatch and coving.

### SIDE LOBBY

With external uPVC door to the side, cloaks hanging space and door to the garage.

### GALLERIED LANDING

3.41m x 4.17m (11'2" x 13'7")

A most spacious central galleried landing with radiator, loft hatch access and coving.

### WALK-IN AIRING CUPBOARD

1.56m x 1.81m (5'1" x 5'11") into wardrobe

A large walk-in airing cupboard containing insulated cylinder with electric immersion heaters.

There is a possibility of creating an additional shower room in this area if required.

## MASTER BEDROOM

4.12m x 6.22m (13'5" x 20'4")

A really generous master bedroom with uPVC double glazed window to the rear elevation, coving, wall lights and two radiators.

## DRESSING ROOM

1.79m x 3.17m (5'9" x 10'4")

Having a fitted wardrobe with mirrored doors, coving.

## EN SUITE SHOWER ROOM

2.05m x 3.2m (6'7" x 10'5")

Having uPVC obscure double glazed window to the rear elevation, shower cubicle, pedestal wash handbasin, low level WC., shaver point, radiator, coving, complimentary tiling.

## BEDROOM 2

4.08m x 4.22m (13'4" x 13'8")

With uPVC double glazed window to the rear elevation, radiator and coving.

## BEDROOM 3

3.06m x 5.04m (10'0" x 16'5")

With two uPVC double glazed windows to the front elevation, built-in wardrobes, radiator and coving.

## BEDROOM 4

3.45m x 3.52m (11'3" x 11'5")

With uPVC double glazed window to the front elevation, built-in wardrobes, radiator and coving.

## FAMILY BATHROOM

3.04m x 3.2m (10ft x 10.5ft)

With uPVC obscure double glazed window to the side elevation, panelled bath, separate shower cubicle, wash handbasin and low level WC., shaver point, radiator, half tiled walls, coving.





## OUTSIDE

The property stands behind a front garden with dwarf brick wall and coniferous hedging to boundary and a block paved driveway provides off-road parking for three vehicles and leads to the garages. There is gated side access leading to the rear garden which is something of a blank canvas, laid to lawn with a patio area and it enjoys a high level of privacy with tall coniferous hedging to boundaries.

## GARAGE 1

2.47m x 6.34m (8.1ft x 20.8ft)

With up-and-over door, wall mounted Worcester gas fire central heating boiler, window to the side elevation and loft hatch access.

**There is also a car charger point.**

## GARAGE 2

2.47m x 6.34m (8.1ft x 20.8ft)

With up-and-over door.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band E.

## DIRECTIONS

From High Street continue on to Watergate turning left at the traffic lights and continuing over the roundabout adjacent to Asda on to Barrowby Road (A52). At the roundabout take the left turn on to Barrowby Gate and the property is along on the left-hand side.

## GRANTHAM

There are local amenities available on Barrowby Gate including a Tesco Express store and pharmacy and local schools and nurseries are available within the area. The property is situated within the catchment area for the recently opened Poplar Farm Primary School. There is also a local bus route to town.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

## AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

## NOTE

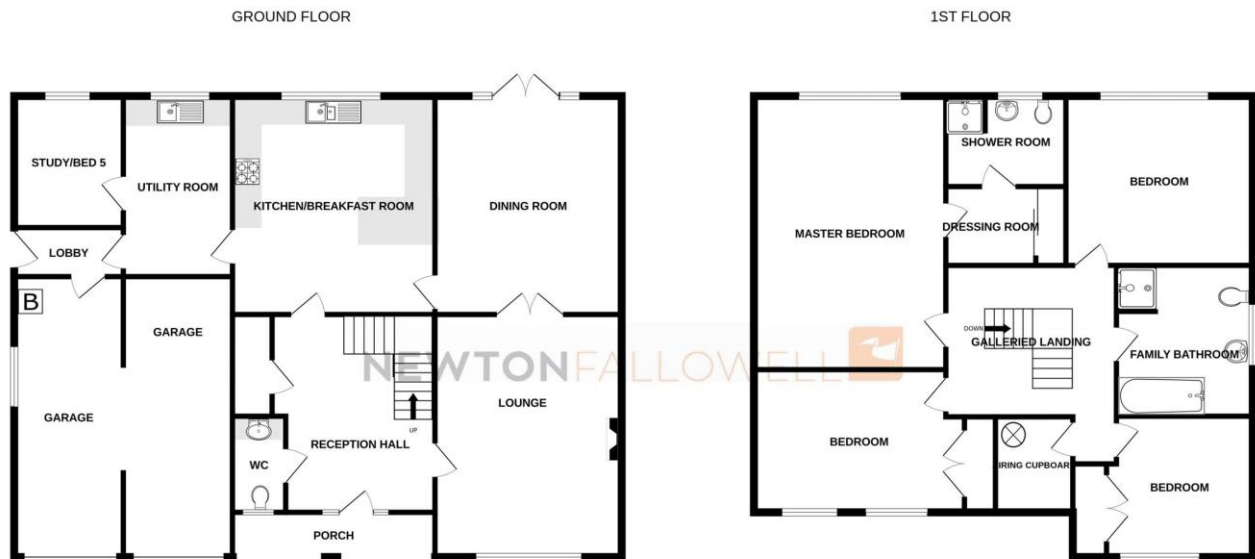
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £350 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

For more information please call in the office or telephone 01476 591900.



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metroplex ©2023



Newton Fallowell  
68 High Street, Grantham, Lincs. NG31 6NR  
01476 591900  
grantham@newtonfallowell.co.uk