



9 Barrowby Gate,
Grantham. NG31 7LT



Guide Price £240,000

- Extended Chalet
- Generous Plot
- Hall & Cloakroom
- Good Sized Lounge
- 'L' shaped Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom with shower
- Vacant Possession, No Chain
- Freehold – Energy Rating D



A surprisingly spacious detached chalet style home situated on Barrowby Gate. The property has been substantially extended to provide a larger than average kitchen together with a generous L-shaped dining room which could be divided if required to provide an additional room. The accommodation includes an entrance hall with cloakroom off, a separate lounge, ground floor bedroom 3, two first floor double bedrooms and a bathroom which also includes a shower. Outside there is a double width block paved drive leading to a carport and a 7.8 metre GARAGE. The rear garden is of a good size and west facing giving lots of afternoon and evening sun. Useful brick built outbuilding. The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

ENTRANCE HALL

Having uPVC entrance door, uPVC double glazed window to the front elevation, staircase off to the first floor landing, under stairs storage cupboard, radiator.

CLOAKROOM/WC

1.77m x 1.04m (5'10" x 3'5")

With uPVC double glazed window to the side elevation, low level WC., wash basin and radiator.

LOUNGE

5.37m x 3.24m (17'7" x 10'7")

Having a wide uPVC double glazed picture window to the front elevation, a marble tiled fireplace with coal effect gas fire within, coving and two radiators.



KITCHEN/BREAKFAST ROOM

5.35m x 2.70m (17'7" x 8'11")

Containing a range of modern units comprising base cupboards with working surfaces over and matching eye level cupboards, stainless steel one and a half bowl sink and drainer, integrated double oven, electric ceramic hob with cooker hood over, Baxi wall mounted gas fired boiler, coving, tiled splashbacks, uPVC double glazed window to the front and side elevation and external half glazed uPVC door to the side.

DINING ROOM

5.43m x 5.74m maximum measurements 'L' shaped (17'9" x 18'9" maximum)

Having uPVC double glazed window to the rear elevation and uPVC double glazed sliding patio doors to the garden, coving and radiator.

BEDROOM 3

2.75m x 2.74m (9'0" x 9'0")

Having uPVC double glazed window to the side elevation and radiator.

FIRST FLOOR LANDING

Having loft hatch access to roof space.

BEDROOM 1

3.78m x 3.48m (12'5" x 11'5")

With wide uPVC double glazed picture window to the front elevation, a range of fitted wardrobes, built-in linen cupboard, radiator.

BEDROOM 2

3.18m x 2.71m (10'5" x 8'11")

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

BATHROOM

2.02m x 2.02m (6'7" x 6'7")

Containing a white suite of panelled bath, shower cubicle with electric shower within, pedestal wash basin and low level WC., fully tiled walls, radiator and uPVC obscure double glazed window to the rear elevation.



OUTSIDE

The front garden is open plan, laid to lawn, with a double width block paved driveway leading through a CARPORT to the garage. The rear garden is of a generous size and is west facing. It has a full width paved patio, garden tap, external power points, lawn, shrubs and gravelled border. There is a concrete drying area and close boarded fencing to the boundaries.

GARAGE

7.84m x 2.61m (25'8" x 8'7")

A brick built garage with electrically operated up-and-over door, door to the side, light and power connected.

OUTBUILDING

2.78m x 2.40m (9'1" x 7'11")

Of brick construction with light and power connected.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

The property can be reached by taking the turning for Dysart Road and following the road until you reach the right-hand turning for Barrowby Gate and the property is on the left. Alternatively follow the A52 Barrowby Road and take the left turn at the roundabout onto Barrowby Gate. Follow the road nearly to the end and the property is on the right.

GRANTHAM

The property is ideally suited for access to the A52 to Nottingham and the A1 north. There are local shops close by including a Tesco Express on Barrowby Gate itself as well as a bus service to town. Further local amenities are also available on Dysart Road.

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.

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.



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.
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