



125 Barrowby Road,
Grantham. NG31 8AE



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Freehold

£575,000



Key Features

- Stunning Executive Family Home
- Versatile Self Contained Annexe - Potential B&B/ Office Space/Living Space
- Over 1,675 Sqft Of Living Space
- Generous Sized Plot
- Fantastic Location Close To Local Amenities
- Spacious Driveway & Double Garage
- Well-Presented Throughout
- Energy Rating C





Newton Fallowell are delighted to present this Executive Four/Five Bedroom Detached Property, which boasts over 1,675 sq.ft of versatile living space! The spacious and well-presented family home is in the heart of Grantham, which gives fantastic links to the A1 and the Main Train Line to London King's Cross. Benefiting from a generous plot, the property has been significantly extended, and gives the new owner plenty of room to grow and utilise the space to how they see fit! The self-contained annexe, currently used as separate accommodation, could easily be re-configured into a business space! To the ground floor viewers will find an impressive garden room, kitchen, and two equally proportioned reception rooms leading from an entrance hallway; whilst four bedrooms span the first floor, serviced by a bathroom and en-suite. The annexe comprises a double bedroom, shower room, kitchen/breakfast space, and a lounge. With viewings strictly by appointment, call today to avoid disappointment!

ACCOMMODATION

ENTRANCE PORCH

Having part glazed entrance door with uPVC double glazed side panel, uPVC double glazed window to the side aspect and laminate flooring.

CLOAKROOM

With uPVC obscure double glazed window to the side elevation, low level WC., wash basin, tiled flooring, heated towel rail and extractor fan.

ENTRANCE HALL

With uPVC double glazed window to the front aspect, radiator, stairs rising to the first floor, under stairs storage cupboard, telephone point and original parquet flooring.

LOUNGE

4.66m x 3.63m (15'4" x 11'11")

With uPVC double glazed bay window to the front aspect, uPVC double glazed window to the side aspect, coal effect gas fire with marble style hearth and wooden surround and radiator.

DINING ROOM

5.14m x 2.87m (16'11" x 9'5")

With uPVC double glazed window to the side elevation, radiator and oak flooring.

UTILITY ROOM

1.74m x 1.83m (5'8" x 6'0")

Having wall and base units, space and plumbing for washing machine, wall mounted gas fired central heating boiler, space for upright fridge freezer, tiled flooring and access to loft space.

GARDEN ROOM

5.43m x 5.43m (17'10" x 17'10")

A light and airy room having uPVC double glazed window to either side, uPVC double glazed French doors to the garden with uPVC double glazed windows to either side, two radiators, tiled flooring and spotlights.

KITCHEN

3.63m x 3.78m (11'11" x 12'5")

With uPVC double glazed French doors and uPVC double glazed window to the rear, a good range of base level cupboards and drawers with matching eye level units, work surfacing with inset twin bowl sink and drainer, inset double electric oven, 5-ring gas hob with extractor over, space and plumbing for dishwasher, tiled splashbacks, integrated fridge freezer, vinyl flooring.

FIRST FLOOR LANDING

With loft hatch access, uPVC double glazed window to the front aspect, radiator and access to boarded loft space via ladder.

BEDROOM 1

4.64m x 3.64m (15'2" x 11'11")

Having uPVC double glazed bay window to the front aspect, fitted wardrobes, radiator.

BEDROOM 2

3.1m x 3.27m (10'2" x 10'8")

With uPVC double glazed window to the front aspect, built-in wardrobes, radiator, storage cupboard, wall lights and door to en suite.





EN-SUITE

With uPVC obscure double glazed window to the rear aspect, fully tiled shower cubicle, wash basin and low level WC., extractor fan, radiator, part tiled walls, tiled flooring, fitted broom/linen cupboard and spotlights.

BEDROOM 3

2.73m x 2.98m (9'0" x 9'10")

With uPVC double glazed window to the rear aspect, fitted wardrobes, radiator.

BEDROOM 4

2.75m x 1.84m (9'0" x 6'0")

Having uPVC double glazed window to the side aspect, radiator.

BATHROOM

1.86m x 2.86m (6'1" x 9'5")

With uPVC obscure double glazed window to the side aspect, a 3-piece white suite comprising panelled bath with mixer taps and mains shower over and tiled splashback, pedestal wash basin, low level WC., radiator, tiling to walls and extractor.

ANNEXE

BEDROOM / OFFICE

4.55m x 2.64m (14'11" x 8'8")

Suitable as either a bedroom or office etc., having uPVC double glazed window to the front aspect, radiator, fitted wardrobes and wall lights.



SHOWER ROOM

1.82m x 2.91m (6'0" x 9'6")

Having uPVC obscure double glazed window to the side aspect, radiator, loft hatch access, part tiled walls, tiled shower cubicle with glazed sliding door, pedestal wash basin and low level WC and extractor fan.

KITCHEN / BREAKFAST AREA

5m x 2.87m (16'5" x 9'5")

With uPVC double glazed window to the side aspect, uPVC half double glazed door to the side aspect, radiator, base level cupboards and drawers with matching eye level units and tiled splashbacks, , work surfacing with inset stainless steel one and a half bowl sink and drainer,

inset electric hob with stainless steel chimney style extractor over, integrated electric oven, spotlights, space and plumbing for washing machine, under counter fridge and freezer, wall mounted gas fired central heating boiler (installed in 2023), vinyl flooring.

LOUNGE

3.53m x 4.42m (11'7" x 14'6")

With uPVC double glazed bay window to the side, uPVC double glazed sliding patio doors to the rear, radiator.

OUTSIDE

A gravel driveway leads to the double garage and offers plentiful off-road parking. There is also a block paved footpath leading to the entrance door. To the rear there is an enclosed extremely private garden with a generous patio seating area which incorporates a dry seating area with lantern style roof covering over. There is also a good sized lawn, pond, mature trees and shrubs, outside water tap, established borders etc.

DOUBLE GARAGE

Having twin up-and-over doors, power and lighting.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue onto Watgate and proceeding over the roundabout adjacent to Asda onto Barrowby Road (A52). The property is on the left-hand side before the turning for Winchester Road.

GRANTHAM

The property is situated in a convenient position within easy access to town and also has the benefit of a local bus service close by. There are also shops available nearby on Barrowby Gate as well as the Poplar Farm Primary School off the Barrowby Edge development further along Barrowby Road. The property is ideally situated for access along the A52 to Nottingham and for access on to the A1 north. Grantham offers amenities including several supermarkets, excellent grammar schools and main line railway station to London King's Cross in approximately 70 minutes. services.



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 £300 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 £250 if you use their services.

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



ANNEXE

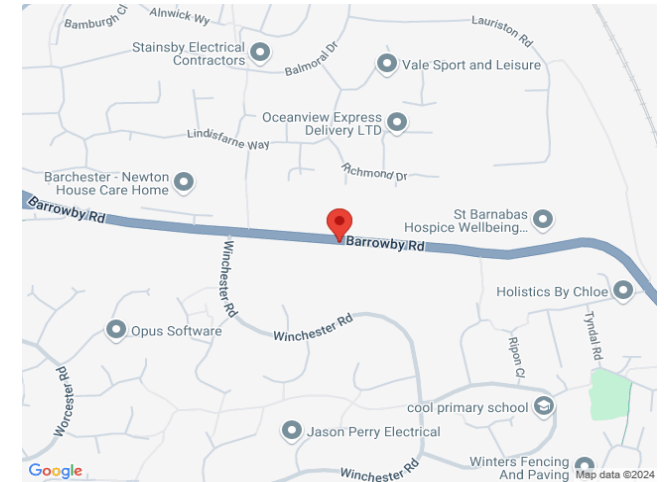


Floorplan

FIRST FLOOR



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 for any prospective purchase. 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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