



5 Harrowby Road,  
Grantham. NG31 9DT



**£275,000**

- Popular Residential Location
- Three Generous Bedrooms
- Long Garden To Rear
- Lounge, Dining Room & Conservatory
- Shower Room & Cloakroom
- Short Walk To Town Centre
- Beautifully Maintained Garden
- Semi-Detached Home
- Garage & Off-road Parking At Rear
- Freehold – EPC Rating D





A deceptively spacious, character Three Bedroom Semi-Detached family home just a short walk from Grantham town centre. Having the benefit of being sat back from the road, the property boasts a generous plot and enjoys a stunning rear garden space! The property is situated on the popular Harrowby Road, which offers fantastic links to local amenities, road networks, and Grantham railway station. The accommodation briefly comprises the following: Entrance Porch and Hall, Lounge, Dining Room, Conservatory, Kitchen, and downstairs WC. To the First Floor there are Three Bedrooms and a Shower Room. Outside to the rear is a detached garage with off-road parking and a sizeable well-maintained rear garden space. To the front of the home is a low-maintenance garden that offers great curb appeal to the property. The property benefits from a Gas Central Heating System and uPVC Double Glazing. Call now to arrange your viewing!

## ACCOMMODATION

### ENTRANCE PORCH

Having attractive arched entrance porch with uPVC double glazed entrance door and side panels and door to the entrance hall.

### ENTRANCE HALL

With stairs rising to the first floor landing and laminate flooring.









## CLOAKROOM

0.76m x 1.45m (2'6" x 4'10")

With uPVC obscure double glazed window to the side aspect, wash basin, low level WC, tiling to walls.

## LOUNGE

4.59m x 3.64m (15'1" x 11'11")

With uPVC double glazed box bay window to the front aspect, fireplace with wooden surround and radiator.

## DINING ROOM

3.73m x 3.64m (12'2" x 11'11")

Having uPVC double glazed sliding patio doors to the conservatory, brick fireplace and surround and radiator.

## CONSERVATORY

3.1m x 3.03m (10'2" x 9'11")

Of dwarf brick wall construction with uPVC double glazed units above, uPVC double glazed French doors to the garden and a polycarbonate roof and vinyl flooring.

## KITCHEN

5.29m x 2.1m (17'5" x 6'11")

Having uPVC double glazed window and uPVC double glazed door to the side, uPVC double glazed window to the rear aspect, an excellent range of base level cupboards and drawers with matching eye level units including glazed display cabinets, work surfacing with inset stainless steel one and a half bowl sink and drainer with high rise mixer tap over, inset double electric oven, inset ceramic hob with extractor over, radiator, space for upright fridge freezer, space for washing machine and dishwasher, laminate flooring.

## FIRST FLOOR LANDING

Having uPVC double glazed window to the side aspect, loft hatch access.

## BEDROOM ONE

3.71m x 4.61m (12'2" x 15'1")

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

## BEDROOM TWO

3.69m x 3.72m (12'1" x 12'2")

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

## BEDROOM THREE

2.64m x 2.15m (8'8" x 7'1")

Having uPVC double glazed window to the front aspect, fitted wardrobe and radiator.

## SHOWER ROOM

1.95m x 1.86m (6'5" x 6'1")

With uPVC obscure double glazed window to the side aspect, shower cubicle with mains shower within, pedestal wash basin and low level WC., radiator, cupboard housing the water storage tank and vinyl flooring.

## OUTSIDE

To the front there is a low maintenance garden with mature shrubs and plants and a footpath leading to the front entrance door and timber gate to the side leading through to the rear garden. At the rear there is a patio adjoining the property which leads onto a long lawned garden with established borders to either side, a further patio at the bottom of the garden, mature magnolia trees, shed and summerhouse.

## DETACHED GARAGE

Situated at the rear of the property and also offering parking. The garage is accessed via the small lane to the left of No.1.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band C.

## DIRECTIONS

The High Street proceed south passing the Sir Isaac Newton statue and taking the left turn at the traffic lights onto St Catherine's Road. Follow the road taking the right turn onto Harrowby Road and the property is on the left.







## GRANTHAM

The property is situated close to the town centre and the railways station is also close by (King's Cross in approximately 70 minutes). The property is centrally situated for doctor's surgery, access to the A1 north and south and the A52 to Nottingham.

Grantham offers a variety of supermarkets and shops including M&S, Sainsburys, Aldi, Lidl and Asda. 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 are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

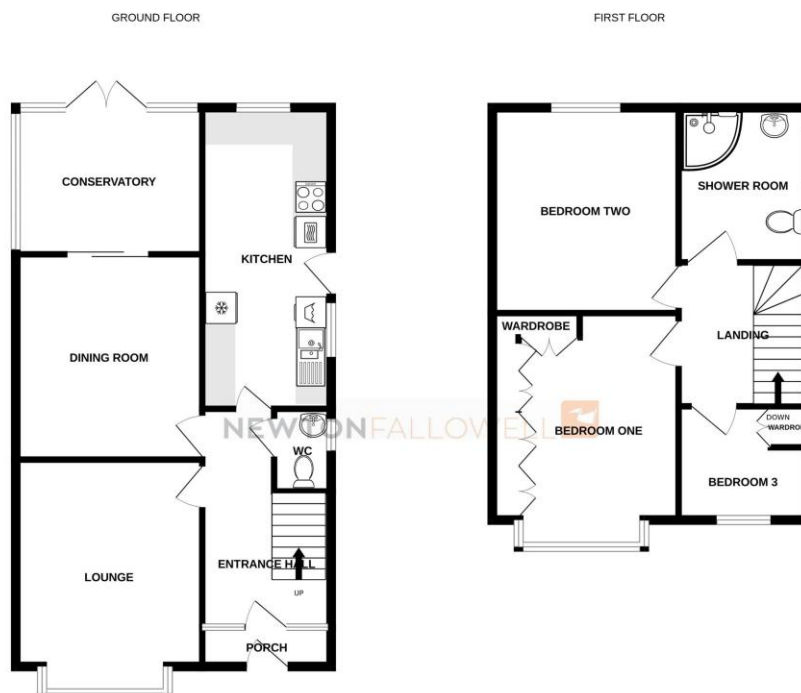


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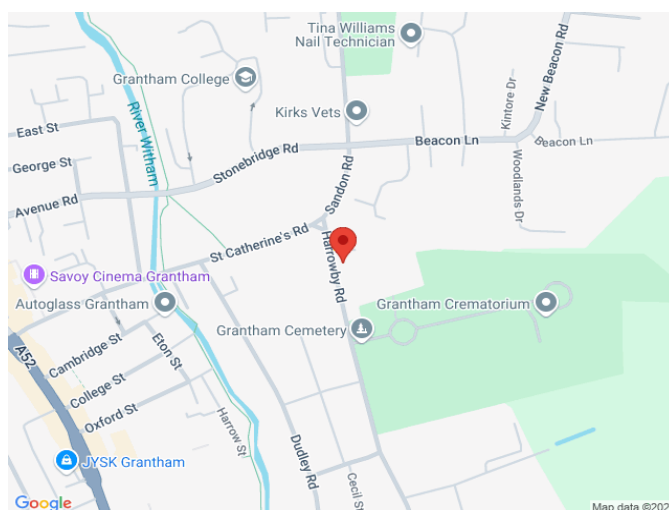
For more information please call in the office or telephone 01476 591900.



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, 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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