



21b Worcester Road,  
Grantham. NG31 8SF



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**£380,000**

- Generous Family Home
- Four Double Bedrooms
- Popular Barrowby Gate Location
- Bathroom, En Suite & Cloakroom
- Three Reception Rooms
- Private Landscaped Garden
- Ample Driveway Parking & Garage
- Close To Local Amenities
- Viewing Highly Recommended
- Freehold - EPC: Rating D





This well presented detached family home is situated within the ever-popular Barrowby Gate estate! The property occupies a corner plot with an attractive landscaped rear garden and offers comfortable four bedroomed accommodation with three reception rooms, in addition to the kitchen/breakfast room. The accommodation briefly comprises the following: Entrance hall, ground floor cloakroom, lounge, dining room, kitchen/breakfast room, conservatory, main bedroom with an en-suite shower room, three further bedrooms and a family bathroom. To the front of the property is off road parking that leads to a single garage, as well as a low-maintenance graveled space. To the rear is a enclosed and beautifully presented landscaped garden that offers ample space for the family to enjoy a Summer's day! Viewing highly advised to appreciate the size and quality of accommodation on offer!

## ACCOMMODATION

### ENTRANCE HALL

A covered open porch leads to the part glazed composite entrance door with uPVC double glazed side panel, stairs rising to the first floor and vinyl flooring.

### CLOAKROOM

With low level WC, wall mounted wash basin, tiled splashbacks, vinyl flooring and radiator.









## LOUNGE

4.7m x 3.6m (15'5" x 11'10")

Having uPVC double glazed box bay window to the front aspect, coal effect gas fire with marble style hearth and backing with attractive surround, radiator. Open to the dining room.

## DINING ROOM

3.59m x 2.7m (11'10" x 8'11")

With sliding uPVC double glazed doors to the conservatory, radiator and vinyl flooring.

## KITCHEN / BREAKFAST ROOM

3.04m x 4.73m (10'0" x 15'6")

Having half obscure double glazed door to the conservatory, uPVC double glazed window to the rear aspect, door to the garage, a range of base level cupboards and drawers with matching wall cupboards, work surfaces with inset one and a half bowl stainless steel sink and drainer, inset gas hob with oven beneath and pull-out extractor over, tiled splashbacks, vinyl flooring, space for upright fridge freezer, space and plumbing for washing machine and dishwasher and radiator.

## CONSERVATORY

5.6m x 5.76m (18'5" x 18'11")

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

## FIRST FLOOR LANDING

Having storage cupboard.

## BEDROOM ONE

3.56m x 3.48m (11'8" x 11'5")

With two uPVC double glazed windows to the front aspect, fitted wardrobes and radiator.

## EN-SUITE

1.89m x 2.16m (6'2" x 7'1")

With uPVC obscure double glazed window to the front aspect, fully tiled walk-in shower with glazed screen, rain head shower and handset, pedestal wash basin and close coupled WC., extractor fan, shaver point, heated towel rail and tiled floor.

## BEDROOM TWO

3.32m x 3.54m (10'11" x 11'7")

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

## BEDROOM THREE

2.93m x 2.28m (9'7" x 7'6")

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

## BEDROOM FOUR

2.69m x 2.28m (8'10" x 7'6")

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

## FAMILY BATHROOM

2.21m x 1.93m (7'4" x 6'4")

Having uPVC obscure double glazed window to the front aspect, panelled bath, pedestal wash basin and low level WC., half tiled walls, extractor fan, radiator and vinyl flooring.

## OUTSIDE

To the front there is a low maintenance garden with a gravelled area and driveway leading to the single garage. The rear garden offers an excellent outside space with patio spanning the full width of the property, leading to a gravelled garden with specimen trees and also a decked seating area. There is a raised bed, outside lighting and cold water tap.

## SINGLE GARAGE

With up-and-over door, power and gas fired central heating boiler.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band D.







## 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, left onto Worcester Road and the property is on the left on the corner of Peterborough Close.

## 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 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 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

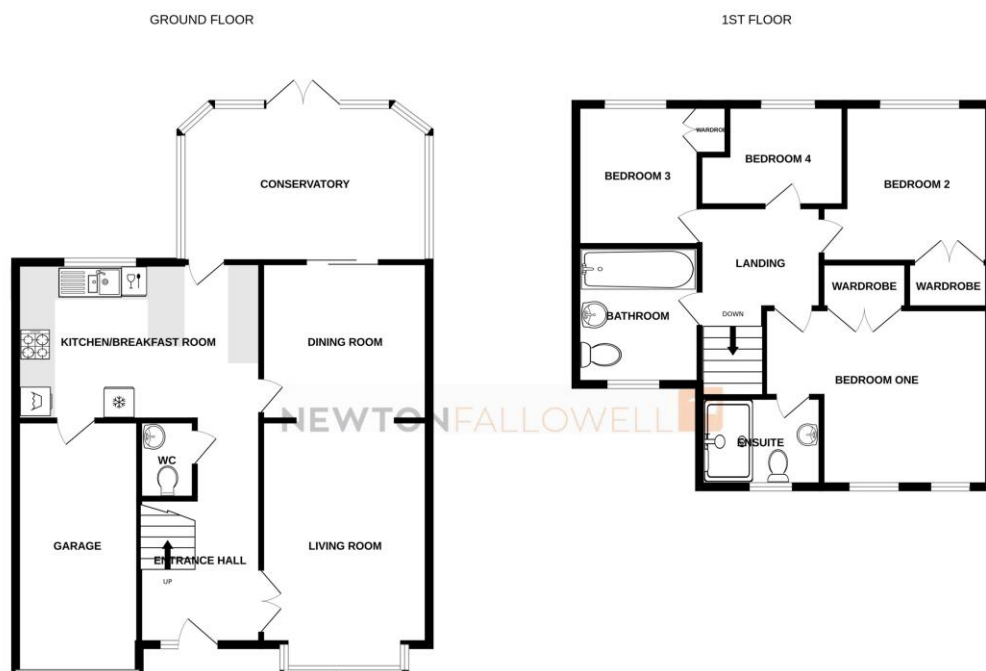
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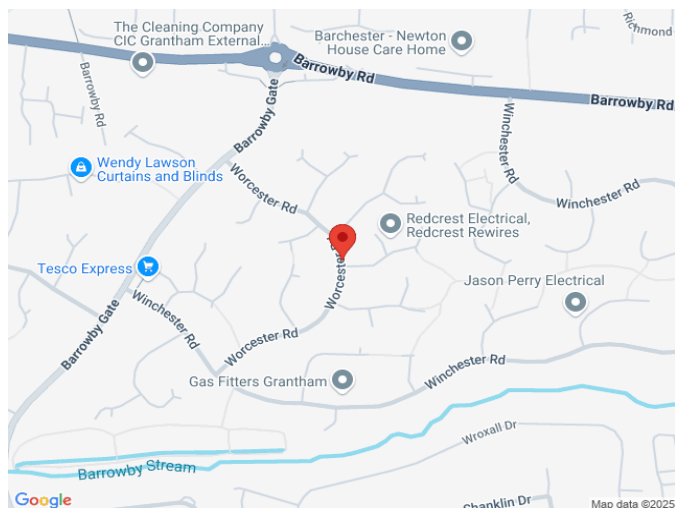
For more information please call in the office or telephone 01476 591900.



# Floorplan



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