



86 Harrowby Road,
Grantham. NG31 9DS



£390,000

- Charming Victorian Home
- Period Features Throughout
- Stunning Open-Plan Living Space
- Spacious Kitchen / Breakfast Room
- Four Generous Bedrooms
- Versatile Basement Room
- Popular Residential Location
- Detached Double Garage
- Private Rear Garden
- Freehold - EPC: Rating D



Beautifully presented and thoughtfully refurbished over several years, this charming bay-fronted family home seamlessly blends period character with modern convenience. Ideally situated within easy reach of Grantham town centre and local schools, the property enjoys a unique and tranquil outlook. Rich in character, the home retains many original features including sash windows, high ceilings, and decorative coving, while offering the comfort and functionality expected of contemporary living. The spacious accommodation begins with a welcoming entrance hallway, leading to a dual-aspect bay-fronted lounge/diner, a generous kitchen with bi-fold doors opening onto the garden, and a convenient ground floor WC. Upstairs, the first floor comprises three well-proportioned bedrooms, including a master with an en-suite shower room, along with a stylish family bathroom. The top floor hosts a further double bedroom with useful eaves storage. Additional flexible living space is provided by the basement, which could serve as an extra bedroom or reception room. Externally, the property features a private, enclosed west-facing rear garden and a detached double garage with an electric roller door. Additional benefits include gas central heating via a modern condensing combi boiler, double glazing throughout, and a secure alarm system. No Chain.

ACCOMMODATION

ENTRANCE HALL

Having Victorian style tiled pathway to the front entrance door with arched transom window over, stairs rising to the first floor, stairs down to the basement room, radiator, full alarm system.





DINING AREA

3.6m x 4.07m (11'10" x 13'5")

With uPVC double glazed sliding sash window to the rear, radiator and wall lights. Open to the lounge area.

LOUNGE

3.9m x 4.09m (12'10" x 13'5")

Having uPVC double glazed sliding sash bay window to the front aspect with window seat, wall lights and tiled hearth with inset wood burning stove.

CLOAKROOM

1.67m x 1.29m (5'6" x 4'2")

Having uPVC obscure double glazed sliding sash window to the side aspect, wash basin, low level WC., laminate flooring and radiator.

KITCHEN / BREAKFAST ROOM

8.06m x 3.17m (26'5" x 10'5")

With two uPVC double glazed sliding sash window to the side aspect, uPVC double glazed bi-folding doors to the rear, a long free-standing kitchen island style unit incorporating storage, inset one and a half bowl sink and drainer, inset electric oven and induction hob with extractor over, a breakfast bar seating area, space and plumbing for washing machine and integrated dishwasher; two radiators, spotlights, storage cupboard and laminate flooring.

BASEMENT RECEPTION ROOM / BEDROOM FIVE

4.08m x 3.6m (13'5" x 11'10")

Suitable for a variety of uses and having uPVC double glazed window to the rear aspect, storage areas, spotlights and wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING

Having radiator.

4-PIECE BATHROOM

3.18m x 3.31m (10'5" x 10'11")

Having uPVC obscure double glazed sliding sash window to the rear aspect, with panelled bath having central mixer taps, pedestal wash basin, corner shower cubicle and low level WC., extractor fan, shaver point, radiator and vinyl flooring.

BEDROOM ONE

4.12m x 3.6m (13'6" x 11'10")

Having uPVC obscure double glazed sliding sash window to the rear aspect and radiator.

EN-SUITE

2.17m x 2.63m (7'1" x 8'7")

With uPVC obscure double glazed sliding sash window to the side aspect, shower cubicle, wash basin and WC., extractor fan, shaver point, radiator and tiled flooring.

BEDROOM TWO

4.44m x 4.29m (14'7" x 14'1")

Having uPVC double glazed sliding sash window to the front aspect and radiator.

BEDROOM FOUR

3.13m x 1.9m (10'4" x 6'2")

Having uPVC double glazed sliding sash window to the front aspect and radiator.

SECOND FLOOR

BEDROOM THREE

4.1m x 3.43m (13'6" x 11'4")

Stairs lead up from the first floor landing and having Velux style double glazed window to the roofline, eaves storage and radiator.

OUTSIDE

An easily maintained low maintenance front garden, entered by metal fencing and gate, lead onto a feature black and white tile pathway to the entrance door, mature lilac tree, a lavender, topiary box spheres and slate to the remainder. Although the property faces the cemetery, the view is of mature trees. At the rear, steps from the kitchen/breakfast room lead down onto a gravelled and grassed garden with mature trees and door at the bottom giving access into the garage.

DOUBLE GARAGE

With power and lighting and roller door. There is a turning beside No.84 which leads to the rear of the properties and the garage.





SERVICES

Mains water, gas, electricity and drainage are connected. The property has gas fired central heating and has a Nest smart energy saving thermostat fitted.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

The property is centrally positioned for access either by St Catherine's Road turning right onto Harrowby Road or via Bridge End Road (A52) and turning left.

GRANTHAM

The property is within easy walking distance of the town centre with all its amenities, bus station and the railway station. 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

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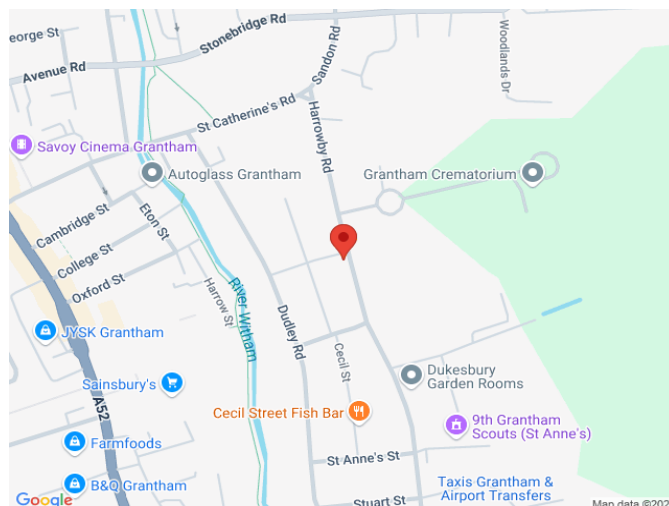
For more information please call in the office or telephone 01476 591900.



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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