



255 Barrowby Road,  
Grantham. NG31 8NR



**Guide Price £400,000 to £410,000**

- Executive Detached Home
- Perfect Family Home
- Four Generous Bedrooms
- Four Reception Rooms
- Kitchen & Utility Room
- Study/Playroom
- En Suite Bathroom, Shower Room & Cloakroom
- Driveway & Double Garage
- South Facing Rear Garden
- Freehold – EPC: Rating D





### **Spacious 4-Bedroom Detached Home - No Onward Chain**

Located to the west of the town centre, this well-presented detached family home occupies a desirable position with easy access to local amenities, schools, and major road networks.

Offered with vacant possession and no onward chain, the property provides generous and versatile living space throughout. The ground floor features an extended entrance hall, cloakroom, study, a well-appointed kitchen/breakfast room, utility room, separate dining room, and a spacious lounge.

Upstairs, the master bedroom benefits from an en suite bathroom, accompanied by three further bedrooms and a modern family shower room.

Externally, the property boasts ample driveway parking, a double garage, and a private, south-facing rear garden, perfect for family living or entertaining.

An ideal opportunity for a growing family or those seeking a well located and spacious home in a sought after area.









## ACCOMMODATION

### ENTRANCE PORCH

An open covered entrance porch with tiled floor and outside light.

### ENTRANCE HALL

A spacious entrance hall with stairs rising to the first floor, understairs storage cupboard, radiator, uPVC double glazed window to the front and side. There is also a door to a small lobby area with door to the double garage and door to the study.

### LOUNGE

6.57m x 3.89m (21'7" x 12'10")

Having uPVC double glazed window to the front aspect, uPVC sliding patio doors to the rear, two radiators, attractive marble style hearth and surround with gas fire within.

### DINING ROOM

3.15m x 4.11m (10'4" x 13'6")

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

### KITCHEN

3.58m x 3.74m (11'8" x 12'4")

With uPVC double glazed window to the rear aspect, an excellent range of base level cupboards and drawers with matching eye level units, matching peninsula breakfast bar, work surfacing with inset stainless steel one and a half bowl sink and drainer, inset gas hob with extractor over, integrated Neff double electric oven, space for fridge freezer, tiled flooring, tiled splashbacks.

### UTILITY ROOM

2.29m x 2.79m (7'6" x 9'2")

With uPVC double glazed window to the side aspect, door to the rear, matching eye and base level units, work surface with space beneath housing the floor mounted central heating boiler and space and plumbing for washing machine, space for tumble dryer, tiled splashbacks and tiled floor.

### CLOAKROOM

1.97m x 1.29m (6'6" x 4'2")

With low level WC., pedestal wash basin with tiled splashback, radiator and tiled flooring.

## STUDY

2.89m x 2.29m (9'6" x 7'6")

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

## FIRST FLOOR LANDING

Having uPVC double glazed window to the front aspect, airing cupboard and radiator.

## BEDROOM 1

4.12m x 3.53m (13'6" x 11'7")

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

## EN-SUITE BATHROOM

1.91m x 2.7m (6'4" x 8'11")

With uPVC double glazed window to the side aspect, a 'P' shaped panelled bath with electric shower over and curved glazed shower screen, pedestal wash basin, low level WC., tiled floor and fully tiled walls.

## BEDROOM 2

3.53m x 3.32m (11'7" x 10'11")

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

## BEDROOM 3

3.36m x 2.72m (11'0" x 8'11")

With uPVC double glazed window to the front aspect, built-in wardrobes and radiator.

## BEDROOM 4

2.68m x 3.57m (8'10" x 11'8")

Having uPVC double glazed window to the rear aspect, built-in wardrobe and radiator.

## SHOWER ROOM

1.78m x 1.75m (5'10" x 5'8")

With uPVC obscure double glazed window to the front aspect, fully tiled corner shower cubicle, pedestal wash basin and low level WC., heated towel radiator, fully tiled walls.







## OUTSIDE

There is a block paved driveway which leads to the double garage and a lawned garden with mature trees and shrubs. There is also a timber gate through to the rear garden. At the rear there is a patio area across the rear of the property with outside lighting and outside tap and a step down to a private lawned and gravelled garden with many mature shrubs and trees. There is also a timber SUMMERHOUSE. The rear garden is south facing.

## DOUBLE GARAGE

With up-and-over door and door to the rear leading to the internal small lobby area.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band E.

## DIRECTIONS

From High Street continue onto Watergate and proceed over the roundabout adjacent to Asda onto Barrowby Road (A52). Continue over the next roundabout and the property is on the left-hand side before the turning for Gloucester Road.

## GRANTHAM

The property is situated in a convenient position within easy access to town.



There are also shops available nearby on Barrowby Gate as well as the Poplar Farm Primary School off the Barrowby Edge development also 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.

### 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 required to provide identification documents via our compliance provider, Lifetime Legal, at a cost of £45 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

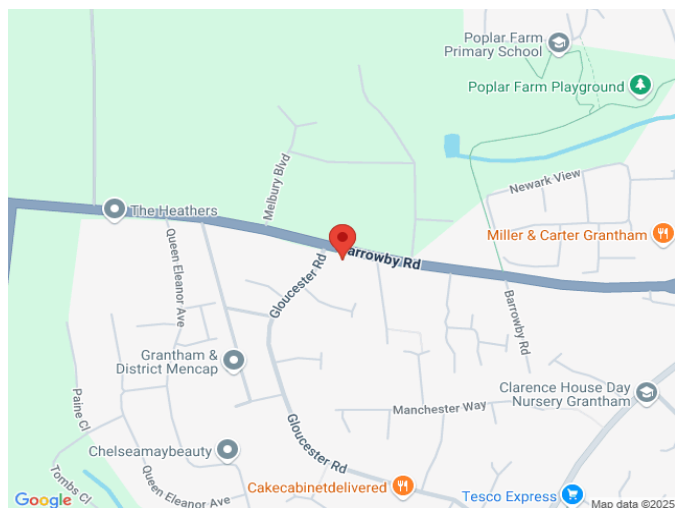
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# Floorplan



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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