



26 Pembroke Avenue,  
Grantham. NG31 8XG



**Offers in excess of £360,000**

- Almost New Detached House
- Very Convenient for Poplar Farm School
- Corner Position
- Ground Floor Cloakroom
- Two Reception Rooms
- Open-plan Kitchen/Family Room
- Four Bedrooms & Two Bathrooms
- Garage and Driveway
- Private Walled Garden
- Freehold - EPC Rating B





A stylish detached house built by Barratt Homes in 2019 and still benefitting from the remainder of the build warranty. The property stands in a corner position within the desirable Poplar Farm development and within walking distance of the local school. The accommodation is well presented and briefly comprises as follows: Entrance hall, cloakroom/WC, a generous open plan kitchen/family room, lounge, dining room, FOUR BEDROOMS, three of which have fitted wardrobes, an en suite shower room and family bathroom. There is driveway parking, a good sized garage and private east facing walled rear garden. Offered for sale with NO ONWARD CHAIN.

## ACCOMMODATION

### ENTRANCE HALL

2.09m x 4.52m (6'11" x 14'10")

With stairs rising to the first floor, under stairs storage cupboard, radiator, central heating control and airing cupboard with pressurised water cylinder.

### CLOAKROOM/WC

0.86m x 1.65m (2'10" x 5'5")

Having low level WC and corner wash basin, radiator.









## KITCHEN/FAMILY ROOM

4.58m x 4.59m (15'0" x 15'1")

A twin aspect room with an attractive range of base cupboards, working surfaces and wall cupboards, stainless steel one and a half bowl sink and drainer, integrated oven, 4-ring gas hob with stainless steel extractor over, integrated dishwasher, fridge and freezer, tiled splashbacks, radiator and uPVC double glazed French doors to the patio.

## LOUNGE

3.1m x 5.14m (10'2" x 16'11")

A well proportioned through room with uPVC double glazed window to the front elevation, uPVC double glazed French doors to the rear garden and two radiators.

## SITTING/DINING ROOM

2.86m x 3.29m (9'5" x 10'10")

Also a twin aspect room with uPVC double glazed windows to the front and side and radiator.

## FIRST FLOOR LANDING

Having uPVC double glazed window to the rear elevation, loft hatch access and radiator.

## MASTER BEDROOM

3.1m x 3.99m (10'2" x 13'1")

Plus wardrobes. With uPVC double glazed window to the side and rear aspect, a range of built-in wardrobes, central heating control and radiator.

## EN SUITE SHOWER ROOM

1.18m x 2.09m (3'11" x 6'11")

With uPVC obscure double glazed window to the side aspect, shower cubicle, pedestal wash basin and low level WC., tiling to wet areas, shaver point, extractor fan and radiator.

## BEDROOM 2

2.63m x 3.83m (8'7" x 12'7")

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

### BEDROOM 3

2.76m x 3.05m (9'1" x 10'0")

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

### BEDROOM 4

2.16m x 2.27m (7'1" x 7'5")

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

### FAMILY BATHROOM

1.68m x 2.05m (5'6" x 6'8")

Having a white suite comprising panelled bath with rain head shower over, wash basin with vanity storage beneath and low level WC., chromed heated towel rail, tiled floor, mermaid style covering to all walls.

### OUTSIDE

The property stands behind a small lawned garden with hedging to the frontage and a tarmac driveway gives off-road parking for two cars and leads to the garage beyond. There is gated side access to the walled rear garden which enjoys a generally easterly aspect and generous areas of paving providing patio and additional seating area. There is outside lighting, garden tap and external power points.

### GARAGE

2.99m x 5.26m (9'10" x 17'4")

Approx measurements. With up-and-over door, light and power connected.

### CHARGES

There will be a modest estate service charge of approximately £180 per annum for the upkeep of public areas.

### 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 Watergate bearing left at the traffic lights and proceeding over the roundabout adjacent to Asda onto Barrowby Road (A52). At the next roundabout take the right turn onto Pennine Way, left onto Penrhyn Way and left onto Helmsley Road. Bear left and follow the road turning right onto Pembroke Avenue and the property is on the right on the corner of Totnes Place.

## GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops close by on Barrowby Gate including a Tesco Express and a Co-op Pharmacy. The Poplar Farm Primary School and Belvoir Vets are within a short walk.

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.

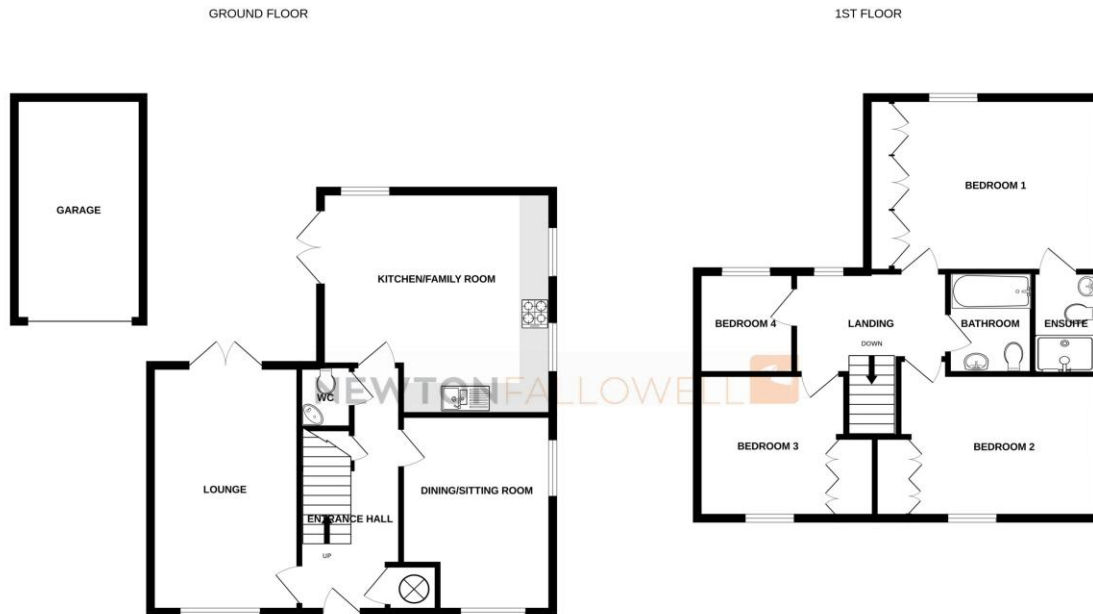
Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

## AGENT'S NOTE

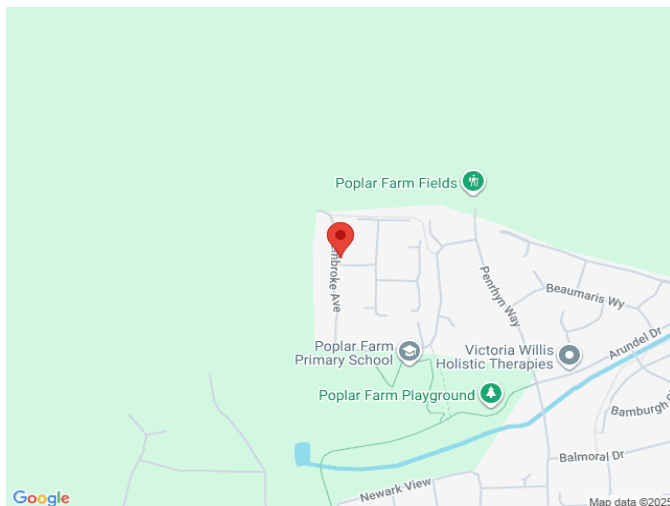
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

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.

# 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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## NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 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.

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 £300 if you use their services.

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



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