



Barrowby Road, Grantham



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Freehold

£460,000

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Key Features

- Executive Detached Home
- Three Reception Rooms
- Four / Five Double Bedrooms
- Recently Installed Kitchen, Utility & Bathroom
- Ample Parking + Double Garage
- Sought-After Location
- EPC rating C





An executive detached family home extending to approximately 1,636 sq ft, situated on Barrowby Road within the highly sought-after Barrowby Gate development. The property is well presented throughout, having been improved by the current owners with a recently installed kitchen, utility room and family bathroom.



The accommodation is arranged over two floors and briefly comprises a spacious entrance hall, study, formal lounge, separate dining room, fitted kitchen, utility room, cloakroom and a third reception room / Bedroom Five. To the first floor are four bedrooms, all with built-in wardrobes, including a principal bedroom with en suite, together with a family bathroom.



Outside, the property benefits from a driveway and double garage, along with gardens to the front and rear. Further features include uPVC double glazing, gas central heating and a fully boarded loft with power and lighting.

Well located for local amenities and excellent primary and secondary schooling, including The King's School and KGGs, as well as good transport links. Grantham offers a range of shops, cafes

and restaurants, with mainline rail services to London King's Cross in approximately 65 minutes.

ACCOMMODATION

ENTRANCE HALL

4.13m x 3.25m (13'6" x 10'8")

A spacious entrance hall with stairs rising to the first floor, under stairs storage cupboard, radiator, telephone point, uPVC double glazed door and window to the front.

LOUNGE

8.05m x 3.53m (26'5" x 11'7")

Having uPVC double glazed window to the front aspect, uPVC patio doors to the rear, two radiators, gas fire, and carpet flooring

DINING ROOM

4.47m x 2.91m (14'8" x 9'6")

With bay-fronted uPVC double glazed window to the rear aspect, carpet flooring, and a radiator.

KITCHEN

3.59m x 3.61m (11'10" x 11'10")

With upVC double glazed window to the rear aspect, an excellent range of base level cupboards and drawers with matching eye level units, work surfacing with inset one and a half bowl sink and drainer, electric hob with extractor over, integrated electric oven, microware, full length fridge and freezer, dishwasher, and laminate flooring





UTILITY ROOM

1.55m x 2.46m (5'1" x 8'1")

With uPVC door to the side aspect, matching eye and base level units, work surface with plumbing for washing machine, space for tumble dryer, wall-mounted central heating boiler, and laminate flooring

STUDY / BEDROOM FIVE

3.6m x 2.83m (11'10" x 9'4")

With uPVC double glazed window to the front aspect, laminate flooring, and a radiator.

W/C

2.39m x 0.85m (7'10" x 2'10")

With low level WC., wash basin, uPVC double glazed window to the side aspect, radiator, and vinyl flooring.

FIRST FLOOR LANDING

With carpet flooring, airing cupboard, and loft access

BEDROOM ONE

4.06m x 3.53m (13'4" x 11'7")

With uPVC double glazed window to the front aspect, walk-in dressing room, and radiator.

EN-SUITE

1.39m x 2.32m (4'7" x 7'7")

With uPVC double glazed window to the front aspect, a walk-in shower cubicle, wash basin, low level WC., radiator, and vinyl floor

DRESSING ROOM

1.72m x 2.98m (5'7" x 9'10")

With uPVC double glazed window to the rear aspect,
fitted wardrobes and carpet flooring



BEDROOM TWO

3.6m x 2.8m (11'10" x 9'2")

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

BEDROOM THREE

2.93m x 2.83m (9'7" x 9'4")

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

BEDROOM FOUR

2.98m x 2.68m (9'10" x 8'10")

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

FAMILY BATHROOM

With uPVC double glazed window to the rear aspect, a bath with mixer tap over, wash basin, low level WC., walk-in shower, and heated towel rail.

DOUBLE GARAGE

With up-and-over door and door to the side leading to the side of the property

OUTSIDE

There is a driveway which proved ample parking space and leads to the double garage, as well as mature trees and shrubs. At the rear there is a patio seating area to the rear of the property, with the remaining space mostly laid to lawn.

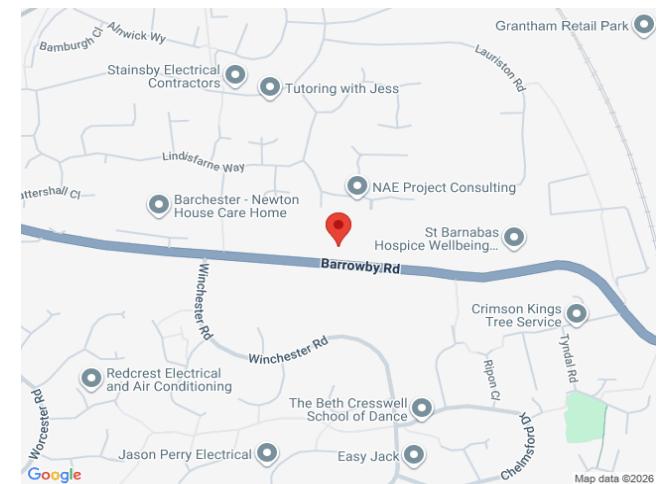
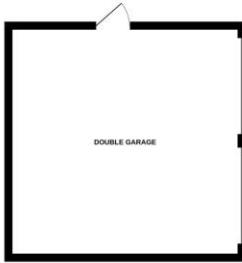
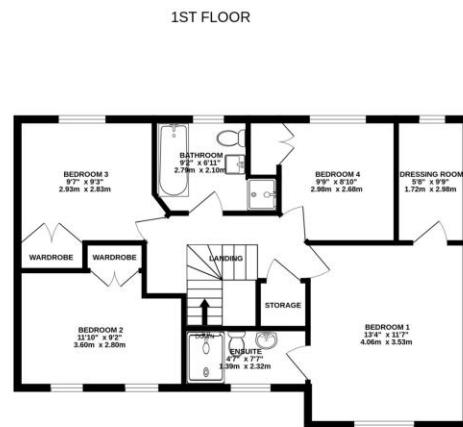
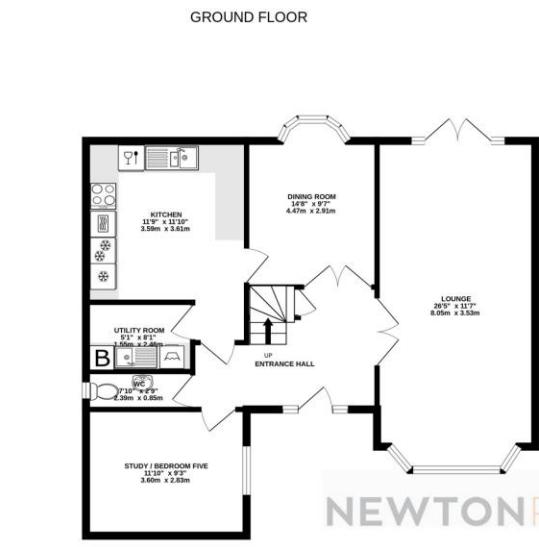
GRANTHAM

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.





Floorplan



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 **NEWTONFALLOWELL**