



6a Worcester Road,  
Grantham. NG31 8SF



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**£210,000**

- Stylish Semi Detached House
- Popular Barrowby Gate Location
- Re-fitted Kitchen & Bathroom
- Comfortable Living Room
- Three Bedrooms
- Bath With Shower
- Gas Central Heating
- Garage & Driveway
- Private West Facing Garden
- Freehold - EPC Rating C





A very well presented and much improved semi-detached house situated within the popular Barrowby Gate area and offering stylish accommodation which benefits from an impressive refitted kitchen as well as a replacement bathroom with shower. The living space is entered by a welcoming composite entrance door opening to a hall with staircase off and leading to a spacious and well proportioned living room with a feature electric log fire and a bow window giving lots of natural light. The kitchen/dining room beyond has been remodeled and refitted to include wooden worktops, built-in appliances and French doors to the rear garden. The first floor comprises a landing with window, three bedrooms and the refitted bathroom as already described. Outside the house is set well back from the road which gives a relatively long drive leading to the garage. The rear garden is of generous size with ample paved patios and a lawn. Viewing is essential to appreciate a home that is a cut above many others.

## ACCOMMODATION

### ENTRANCE HALL

Two steps lead up to the stylish composite front entrance door with tiled storm porch canopy over and leading to the entrance hall which has stairs rising to the first floor landing, laminate flooring and modern cast style radiator.

### LOUNGE

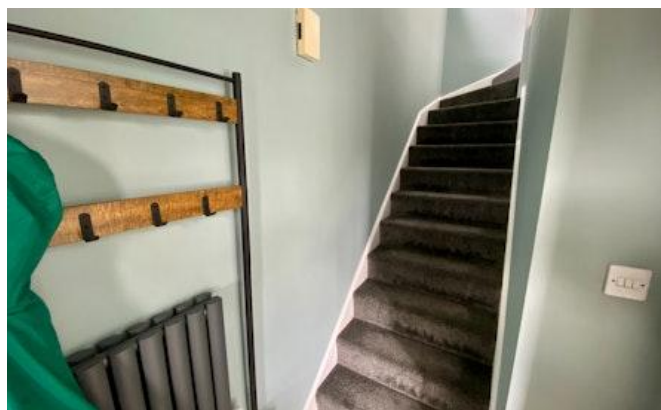
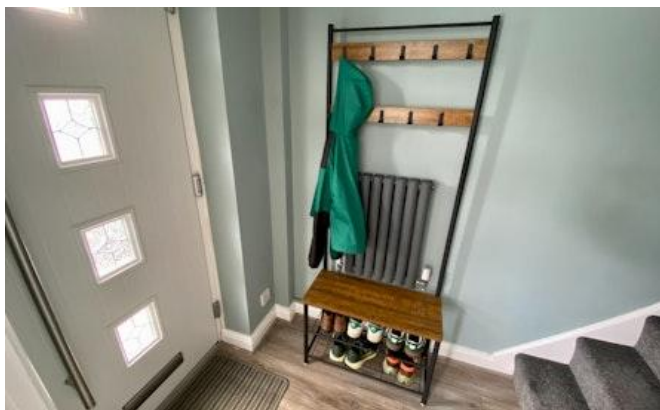
3.6m x 3.99m (11'10" x 13'1")

A light and spacious room with a electric log effect fire with hardwood surround creating a focal point, laminate flooring, radiator and uPVC double glazed bay window to the front elevation.









## KITCHEN/DINING ROOM

2.41m x 4.56m (7'11" x 15'0")

Tastefully re-fitted to comprise a comprehensive range of base cupboards with wooden working surfaces over with matching eye level cupboards, inset one and a half bowl sink and drainer, integrated oven and gas hob with extractor over, space and plumbing for washing machine and dishwasher, housing and plumbing for American style fridge freezer, tiled floor, under stairs storage cupboard, modern cast style radiator, subway style tiled splashbacks, breakfast bar, uPVC double glazed window to the rear elevation and uPVC double glazed French doors to the garden.

## FIRST FLOOR LANDING

Having uPVC double glazed window to the side elevation, loft hatch with drop down ladder to part boarded roof space.

## BEDROOM 1

2.59m x 3.43m (8'6" x 11'4")

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

## BEDROOM 2

2.6m x 3.04m (8'6" x 10'0") maximum measurement.

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

## BEDROOM 3

1.92m x 2.14m (6'4" x 7'0")

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

## BATHROOM

1.9m x 2.43m (6'2" x 8'0")

Re-fitted with an appealing white suite comprising an 'L' shaped panelled bath with rain head shower and screen over, wash basin with vanity storage beneath and worktop space with concealed cistern WC., chromed towel rail, shaver point, fully tiled walls to wet areas, tiled flooring and built-in airing cupboard containing Ideal gas fired combination boiler.

## OUTSIDE

The property is set well back from the road behind an open-plan front garden laid to lawn with a tarmac driveway providing ample parking, leading to a garage. The rear garden is west facing and of a generous size to include ample paved patio areas, lawn, borders, garden shed and close boarded fencing to the boundaries.

## GARAGE

With double timber doors, light and power connected. The garage has a durable fibreglass roof covering.

## SERVICES

Mains water, gas, electricity and drainage are connected. Central heating is provided by the combination boiler and there is a fitted Hive for remote heating control.

## COUNCIL TAX

The property is in Council Tax Band B.

## DIRECTIONS

From High Street continue onto Watergate bearing left at the traffic lights and continuing over the roundabout adjacent to Asda onto Barrowby Road (A52). Follow the road and take the left turn at the next roundabout onto Barrowby Gate, left onto Worcester Road and the property is on the right-hand side.

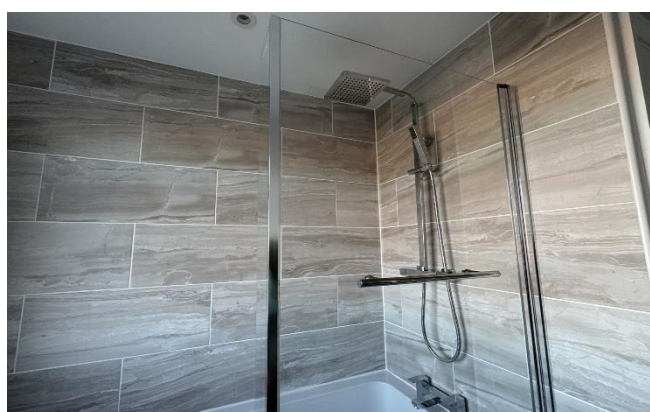
## GRANTHAM

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, with a local bus service running along Winchester Road and Poplar Farm Primary School on Barrowby Edge. 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.

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.







### 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.

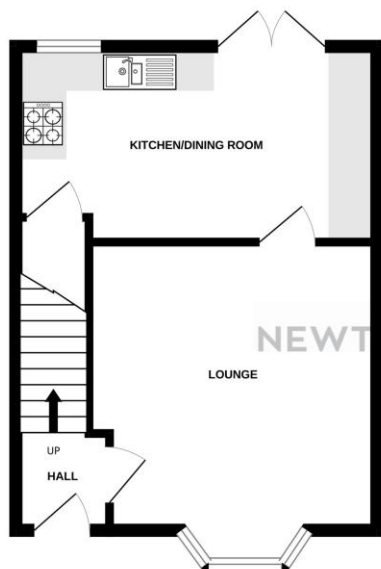
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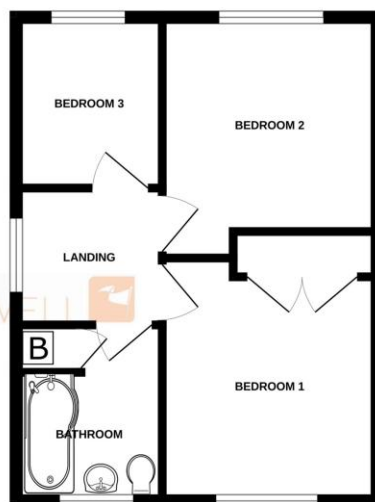


# Floorplan

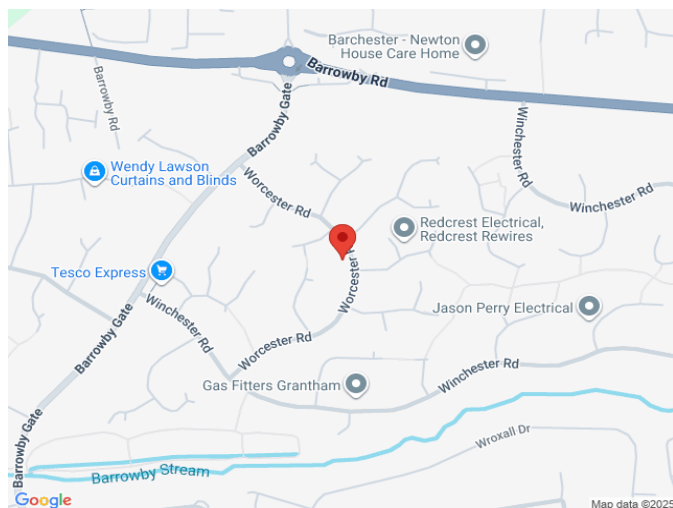
GROUND FLOOR



1ST FLOOR



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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