



25 Penrhyn Way, Grantham
Grantham

Offers Over £300,000

DavidGrace





25 Penrhyn Way

Grantham

Stylish 4-bed link-detached home with open-plan living, snug from garage conversion, 3 bathrooms, landscaped garden, and parking, perfect for modern family living in a sought-after location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Extended Downstairs Living Room off Open Plan Kitchen/Diner
- Desirable Location on Barrowby Edge Estate
- Four Bedroom Link-Detached Family Home - Offering Lots of Flexible Space
- Converted Garage Adding Flexible Space
- Additional Utility Room and Downstairs WC
- Bedroom 1 with Dressing Area and Ensuite
- 4 Large Double Bedrooms - 2 with Ensuites
- Low Maintenance West-Facing Garden
- Off Road Parking and Storage Space
- EPC - B

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Hallway

Kitchen

6' 3" x 13' 5" (1.90m x 4.09m)

Dining Room

12' 10" x 17' 1" (3.91m x 5.20m)

Snug

10' 10" x 13' 1" (3.30m x 4.00m)

Utility Room

6' 3" x 6' 11" (1.90m x 2.10m)

Storage

10' 10" x 6' 11" (3.30m x 2.10m)

Lounge

12' 10" x 10' 2" (3.91m x 3.10m)

Bedroom 1

10' 10" x 12' 2" (3.30m x 3.70m)

Dressing Room

5' 7" x 7' 10" (1.70m x 2.40m)

Ensuite

Bedroom 2

12' 10" x 9' 10" (3.91m x 3.00m)

Ensuite

Bedroom 3

12' 10" x 13' 1" (3.91m x 3.99m)

Bedroom 4

12' 10" x 11' 7" (3.91m x 3.54m)

Bathroom

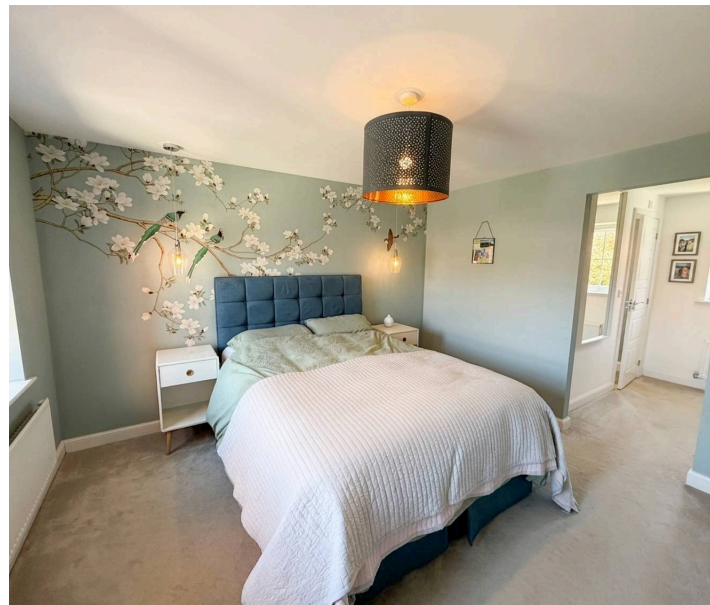
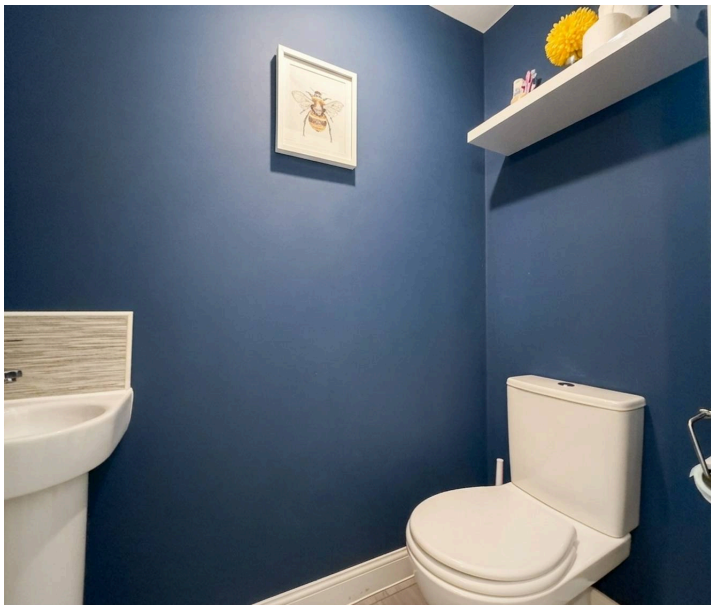




GARDEN

DRIVEWAY

1 Parking Space



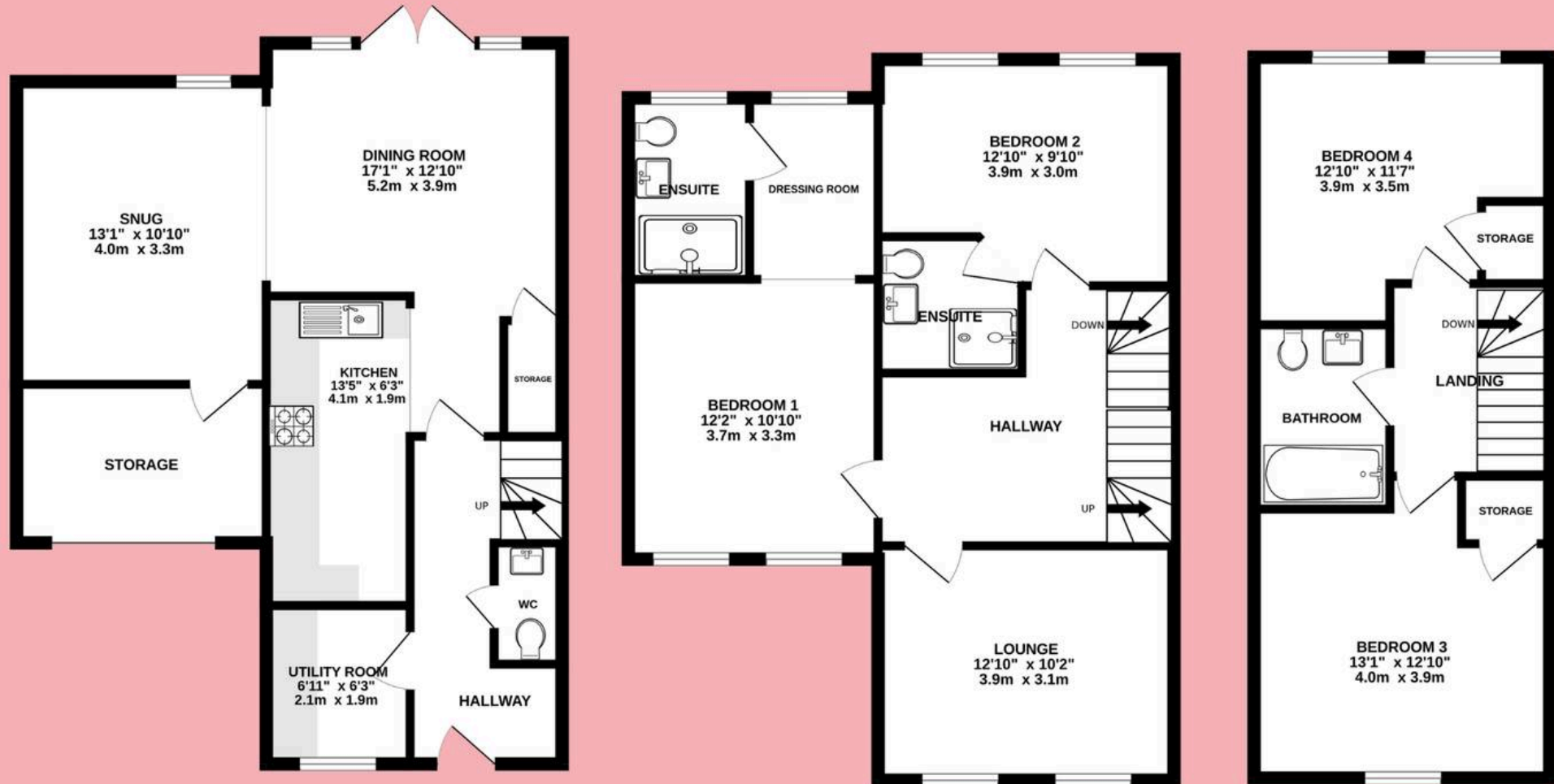


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A NEWTON FAMILY ESTATE AGENCY

Penrhyn Way, Grantham

Approx Internal area: 1638.27sq ft/ 152.2m²



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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