



**Connells**

Barrowby Gate  
Grantham





## Property Description

Connells are delighted to bring to the market this well-presented two-bedroom home offering generous living space, a bright conservatory, arranged across two floors.

Situated in a popular location of Grantham, this property provides a blend of versatile living areas and comfortable bedrooms, making it ideal for first-time buyers, downsizers, or families.

This home comprises of a welcoming hallway, living room, dining room, kitchen, second reception room and a conservatory. To the first floor you will find two double bedrooms and the shower room.

Externally, To the front of the property there is a block paved driveway, with turning space, leading to a gated car port and garage.

To the rear there is a large enclosed private rear garden, slabbed seating area, well established shrubs.

Viewing is highly recommended to fully appreciate this home! Call Connells today 01476590050

## Ground Floor

### Entrance Hall

With a window to the front, stairs leading to the first floor, large understairs cupboard and

a radiator.

### Living Room

17' 5" x 10' 7" ( 5.31m x 3.23m )

With a double glazed window to the front, carpet, radiator, electric fire.

### Second Reception Room

12' 6" x 8' 11" ( 3.81m x 2.72m )

With a window to the rear, doors leading into the conservatory, laminate flooring and a radiator.

### Dining Room

8' 4" x 6' 7" ( 2.54m x 2.01m )

With doors leading to the rear garden, radiator and laminate flooring.

### Kitchen

8' 11" x 8' 2" ( 2.72m x 2.49m )

With a double glazed window to the rear and a double glazed door leading to the side of the property. Space for free standing appliances, lino flooring, range of wall and base units.

### Conservatory

11' 8" x 7' 9" ( 3.56m x 2.36m )

With dwarf brick walls, windows to three sides, doors leading to the rear garden and lino flooring.

### Landing

With doors leading into two bedrooms and the

shower room. Large airing cupboard, carpet, loft access.

### Bedroom One

11' 9" x 11' 5" ( 3.58m x 3.48m )

Double bedroom, double glazed window to the front, radiator, built in storage, large inbuilt cupboard.

### Bedroom Two

10' 4" x 8' 11" ( 3.15m x 2.72m )

Double bedroom, double glazed window to the rear, radiator, carpet.

### Shower Room

6' 7" x 6' 7" ( 2.01m x 2.01m )

With a window to the rear, corner shower, w.c, wash hand basin with vanity unit, wood laminate flooring, spotlights to the ceiling.

### Outside

### Garage

17' 1" x 8' 7" ( 5.21m x 2.62m )

With power and electric.

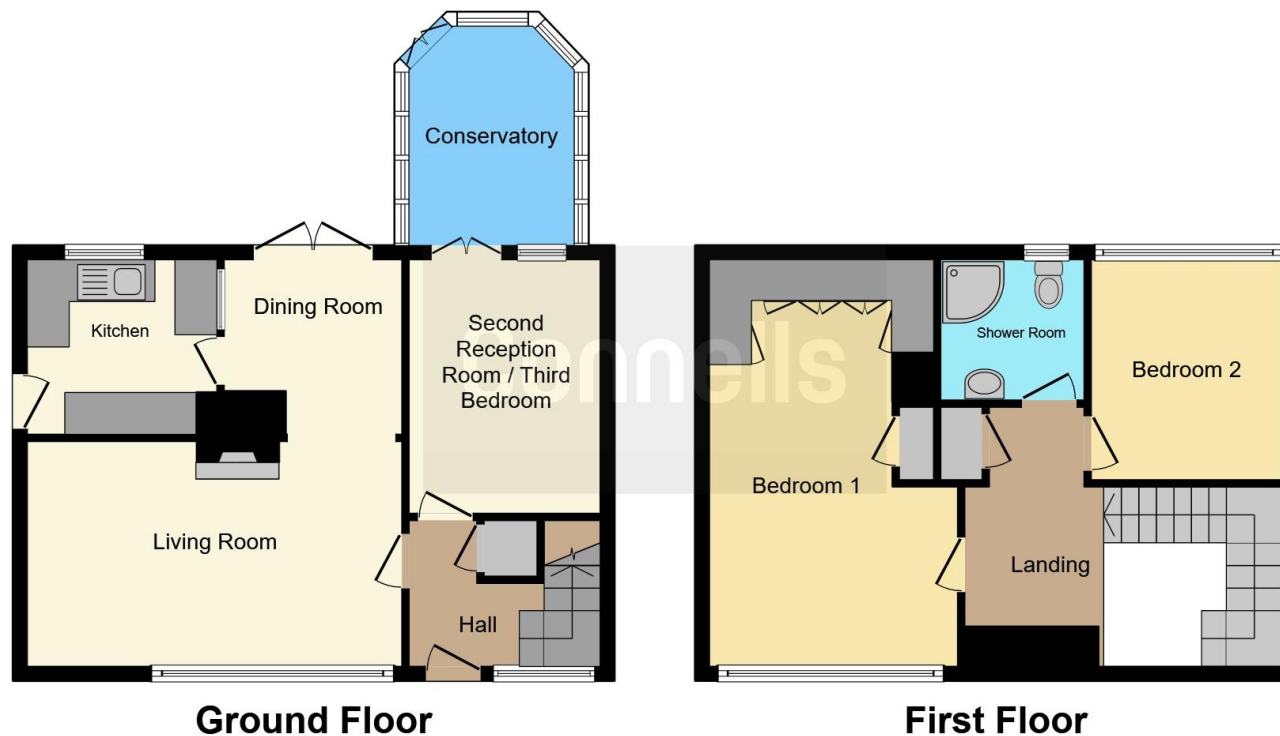












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309274](http://connells.co.uk/Property/GRM309274)**



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