



**Adamstiles, Barrowby, Grantham NG32 1TG**



**welcome to**

**Adamstiles, Barrowby, Grantham**

\*GUIDE PRICE £325,000 - £335,000\* - Detached family house with a converted garage offering more living space. Well presented throughout offering four bedrooms, driveway and garden to the rear. Benefitting from a newly fitted boiler and roof, approximately 3 yrs old. Call us to view on 01476 566363.



### **Entrance**

Entrance hall with a tiled floor and a radiator.

### **Cloakroom**

Comprising of a wash hand basin, low level WC, tiling to both the walls and floor.

### **Lounge**

9' 10" x 15' 4" ( 3.00m x 4.67m )

With a window to the front aspect, carpet, spotlights to the ceiling, radiator, and window panels overlooking the rear garden.

### **Dining Room**

13' 9" x 9' 10" ( 4.19m x 3.00m )

With window to the rear aspect, carpet, radiator, and door leading out to the rear garden.

### **Kitchen**

8' 8" x 10' 2" Min ( 2.64m x 3.10m Min )

Having a range of black and cream units to both the floor and eye level with worktops over. Integrated electric oven, gas hob with extractor hood above. Space for a washing machine and fridge freezer. Tiling to both the walls and floor and a radiator.

### **Study/Converted Garage**

12' 2" x 10' 8" ( 3.71m x 3.25m )

With a window to the front aspect, storage cupboard, carpet, radiator and spotlights to the ceiling.

### **First Floor Landing**

Landing with carpet, hatch access to the loft.

### **Bedroom One**

13' 11" x 9' 10" Max ( 4.24m x 3.00m Max )

With a window to the rear aspect, carpet, radiator, spotlights to the ceiling and access into the en-suite.

### **En-Suite Shower Room**

With a window to the side aspect and comprising of a shower cubicle, vanity sink unit and tiling to both the walls and floor.

### **Bedroom Two**

10' 9" Min x 8' 3" ( 3.28m Min x 2.51m )

With a window to the front aspect, carpet and a radiator.

### **Bedroom Three**

10' 5" x 8' Min ( 3.17m x 2.44m Min )

With a window to the front aspect, carpet and a radiator

### **Bedroom Four**

7' 5" x 7' 1" ( 2.26m x 2.16m )

With a window to the rear aspect, wood effect flooring and a radiator

### **Family Bathroom**

7' 7" x 6' 7" ( 2.31m x 2.01m )

With a window to the side aspect and comprising of a bath with shower over, wash hand basin with storage, low level WC, boarding to the walls, wood effect flooring and a radiator.

### **General Description Outside**

A block paved driveway to the front with fencing. Gated access through to the rear.

The rear garden is mainly laid to lawn with a patio area, large shed enclosed by fencing.



**view this property online** [williamhbrown.co.uk/Property/GST114370](http://williamhbrown.co.uk/Property/GST114370)



# welcome to Adamstiles, Barrowby Grantham

- Detached Family House
- Three Reception Rooms
- Four Bedrooms
- New boiler (2025) and new roof (3 yrs old)
- Driveway and Gardens

Tenure: Freehold EPC Rating: D  
Council Tax Band: C



Total floor area 108.1 m<sup>2</sup> (1,163 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings 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.propertybox.io



guide price

**£325,000 - £335,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GST114370](http://williamhbrown.co.uk/Property/GST114370)



Property Ref:  
GST114370 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**william h brown**



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**