



52 Durham Close, Grantham
Grantham

£385,000

DavidGrace





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Grantham

Upgraded four-bed detached in Barrowby Gate, Grantham. Open-plan living, stylish kitchen, ensuite, west-facing garden, double garage, solar panels, air source heat pump, and field views.

Council Tax band: E

Tenure: Freehold

- Four Bedroom Detached Family Home in Popular Barrowby Gate Estate
- Fantastic Open-Plan, Kitchen, Dining and Living Space
- Wet Underfloor Heating Throughout most of the Downstairs
- Kitchen with 3m Quartz Top Island and Travertine Floor Tiles
- Air Source Heat Pump Heating - Installed 2022
- Solar Panels and Battery - Energy Efficient
- West Facing Rear Garden and Field Views
- Bedroom 1 Ensuite Wet Room and Stylish Family Bathroom
- Off Street Parking - Garage and Driveway
- EPC - C

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Porch

Entrance Hall

WC

Living Room

17' 4" x 15' 1" (5.29m x 4.61m)

Dining Room

18' 11" x 10' 4" (5.76m x 3.15m)

Kitchen

15' 7" x 11' 2" (4.76m x 3.40m)

Utility Room

Conservatory

14' 9" x 9' 11" (4.49m x 3.02m)

Landing

Bedroom 1

14' 0" x 13' 5" (4.27m x 4.10m)

En-suite

Bedroom 2

12' 2" x 7' 5" (3.71m x 2.26m)

Bedroom 3

9' 3" x 7' 5" (2.81m x 2.26m)

Bedroom 4

9' 2" x 6' 8" (2.79m x 2.03m)

Bathroom

11' 3" x 7' 10" (3.44m x 2.39m)





GARDEN

DOUBLE GARAGE

OFF STREET

DRIVEWAY



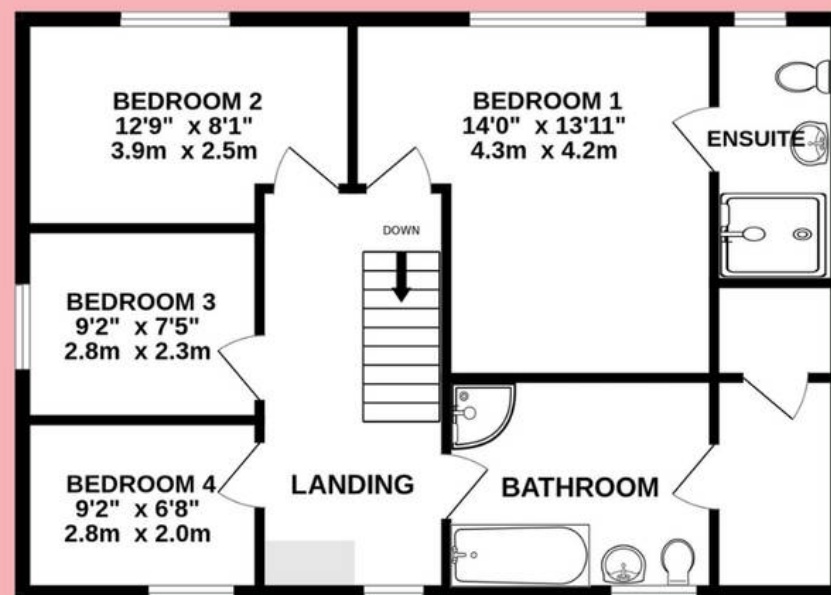






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Approx Area: 1,789sq ft/166.23m²



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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