22 The Drift, Barrowby

£218,000

NEWTON FALLOWELL

22 The Drift

Barrowby, Grantham

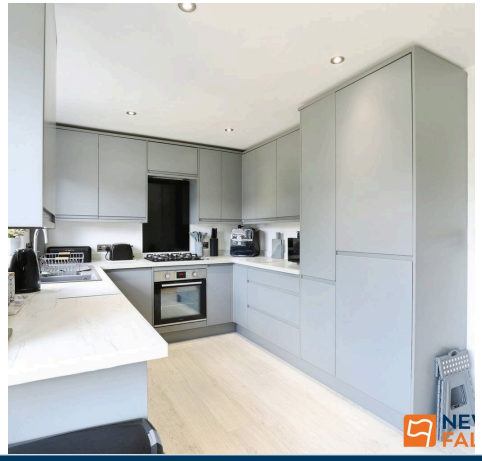
Beautifully presented 2-bed semi in sought-after Barrowby village. Modern kitchen, spacious bedrooms, stylish bathroom, large garden, driveway, garage, and excellent transport links.
Council Tax band: A

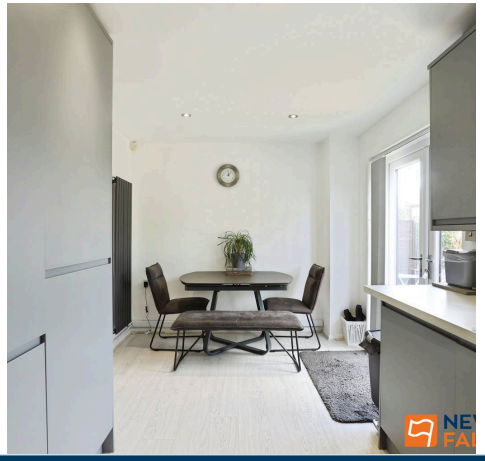
Tenure: Freehold

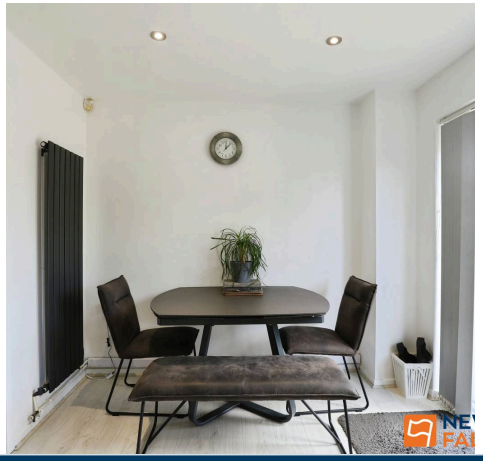
EPC Energy Efficiency Rating: D

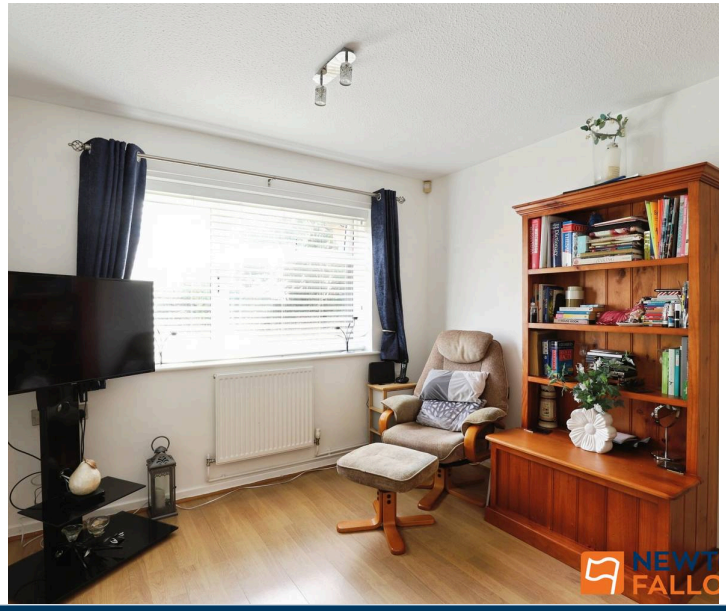
EPC Environmental Impact Rating: D

- Modern Decor Throughout
- Two Double Bedrooms
- Stunning Kitchen / Diner
- Spacious Lounge
- Off-Road Parking & Front Garden
- Landscaped Rear Garden
- Family Bathroom
- Popular Village Of Barrowby
- Close To Local Amenities
- Viewing Highly Advised









PORCH

ENTRANCE HALL

LIVING ROOM
13' 11" x 9' 11" (4.25m x 3.02m)

KITCHEN / DINING ROOM
16' 4" x 8' 10" (4.97m x 2.70m)

FIRST FLOOR LANDING

BEDROOM ONE
16' 4" x 9' 7" (4.97m x 2.91m)

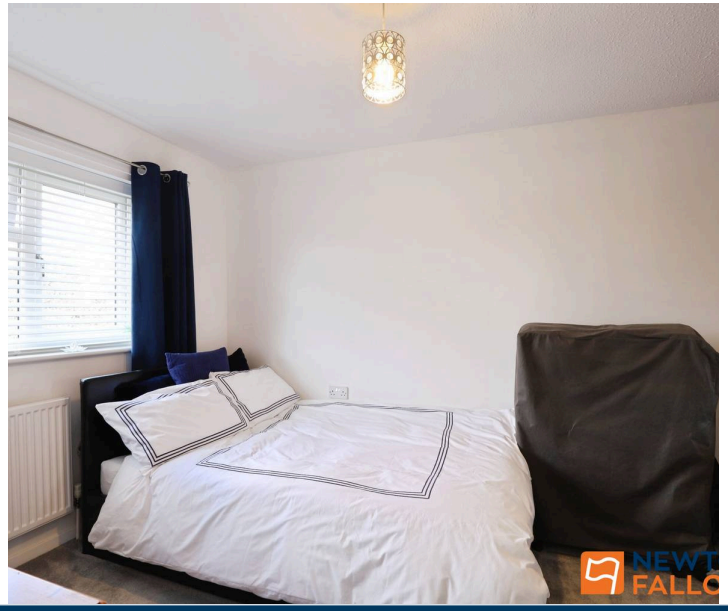
BEDROOM TWO
13' 4" x 9' 8" (4.06m x 2.95m)

BATHROOM
7' 6" x 5' 10" (2.28m x 1.79m)

EXTERIOR

BARROWBY
Barrowby is a popular and thriving village located just to the west of Grantham and offers easy access to the A1 for rapid north south road communication and the A52 to Nottingham (23 miles). The village is a very practical commuter destination with trains from Grantham to London King's Cross with a journey time from around 70 minutes. There is also a useful cross country train from Grantham to Nottingham. Amenities within the village include a good C of E Primary School, a bistro/coffee shop, the White Swan public house. and a Co-Op. There are comprehensive facilities and a range of national retailers represented in nearby Grantham. Opportunities for secondary education include the renowned King's School and Kesteven and Grantham Girls School.

SERVICES
Mains water, gas, electricity and drainage are connected.



AGENTS NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

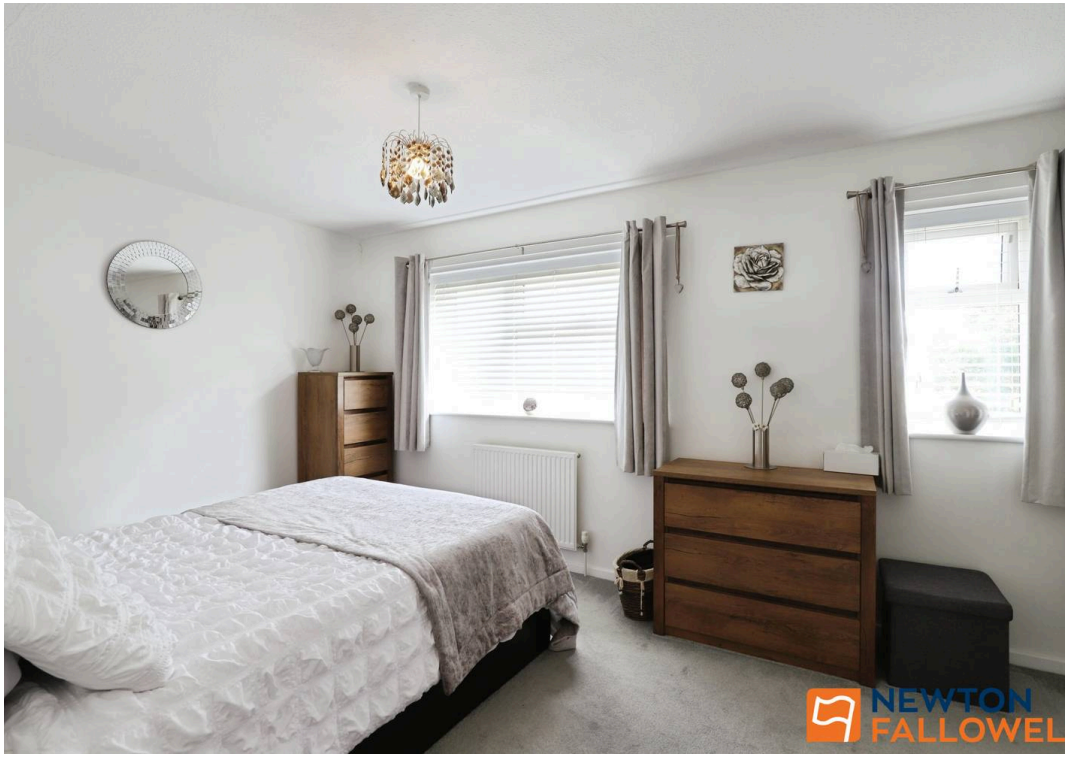
NOTE

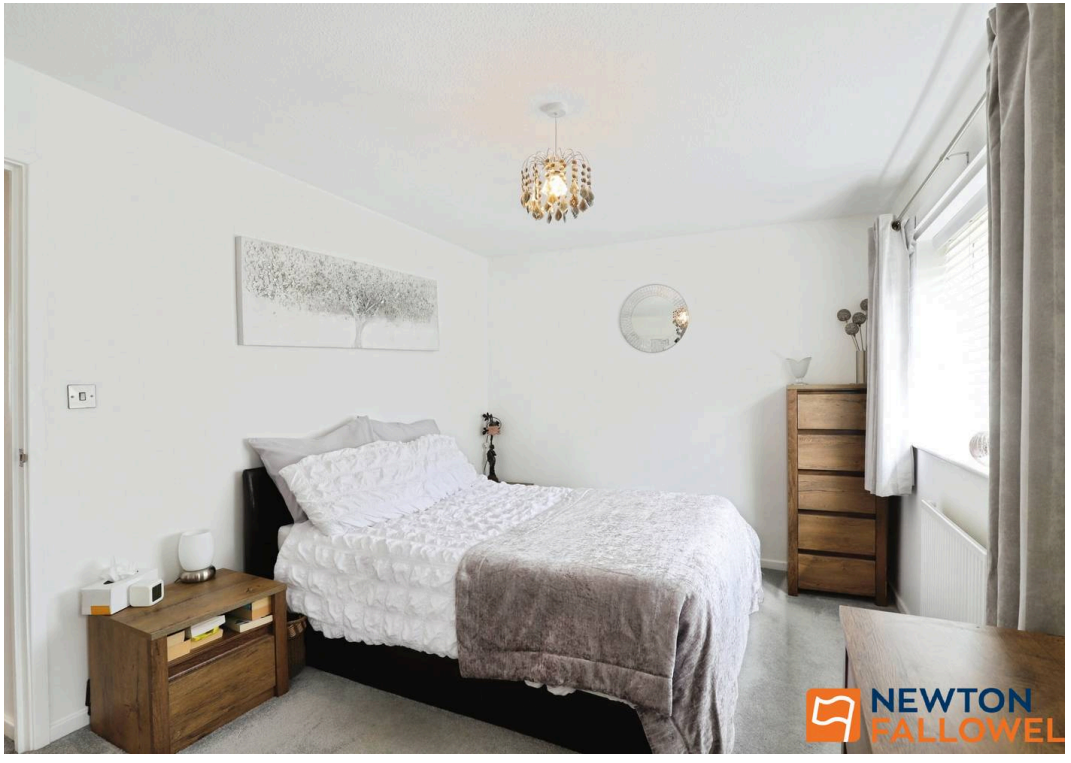
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services. For more information please call in the office or telephone 01476 591900.

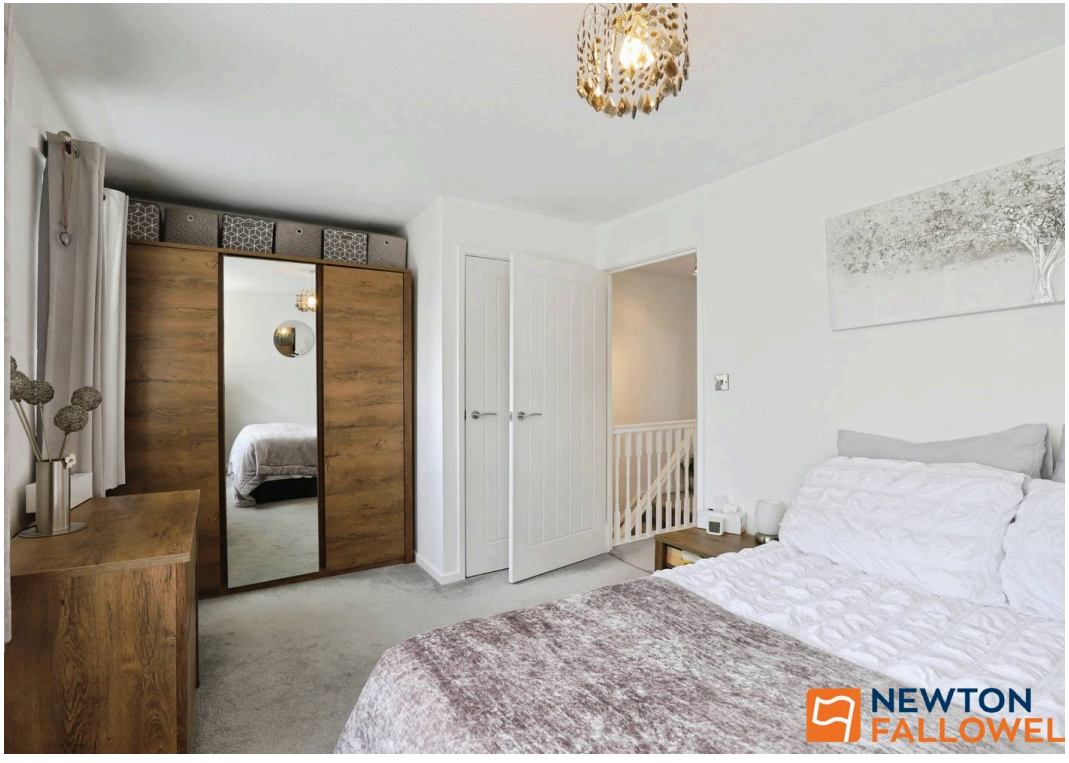
Anti-Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

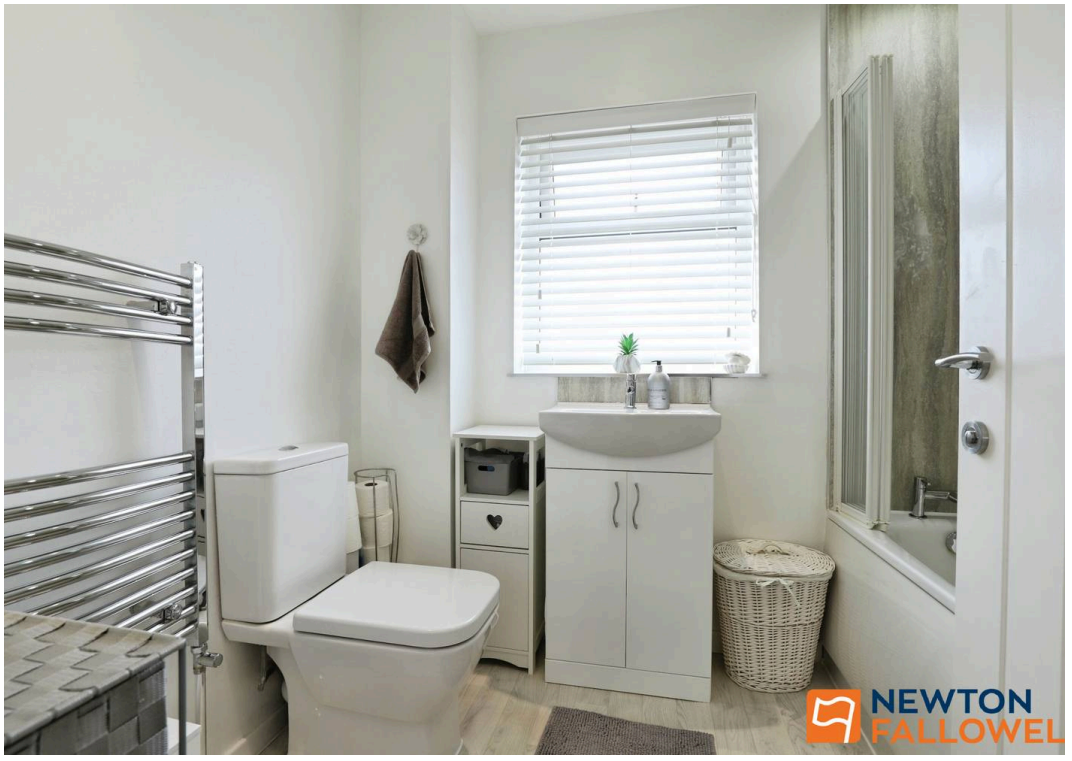
NEWTON
FALLOWEL

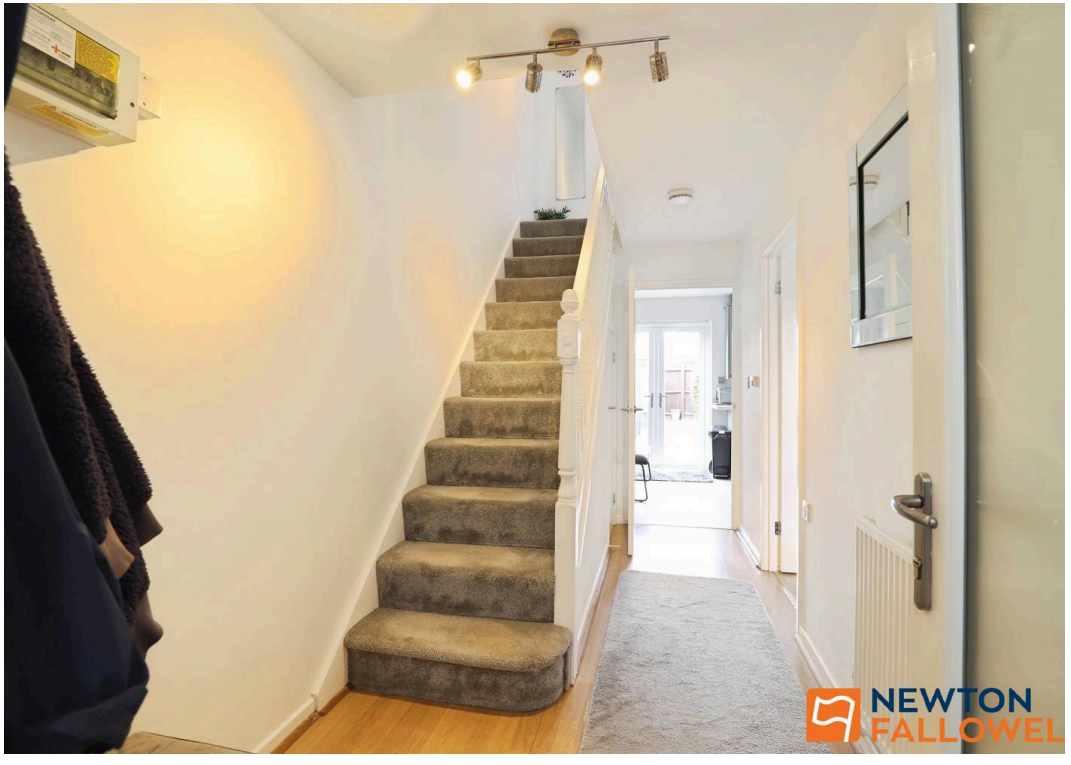

NEWTON
FALLOWEL

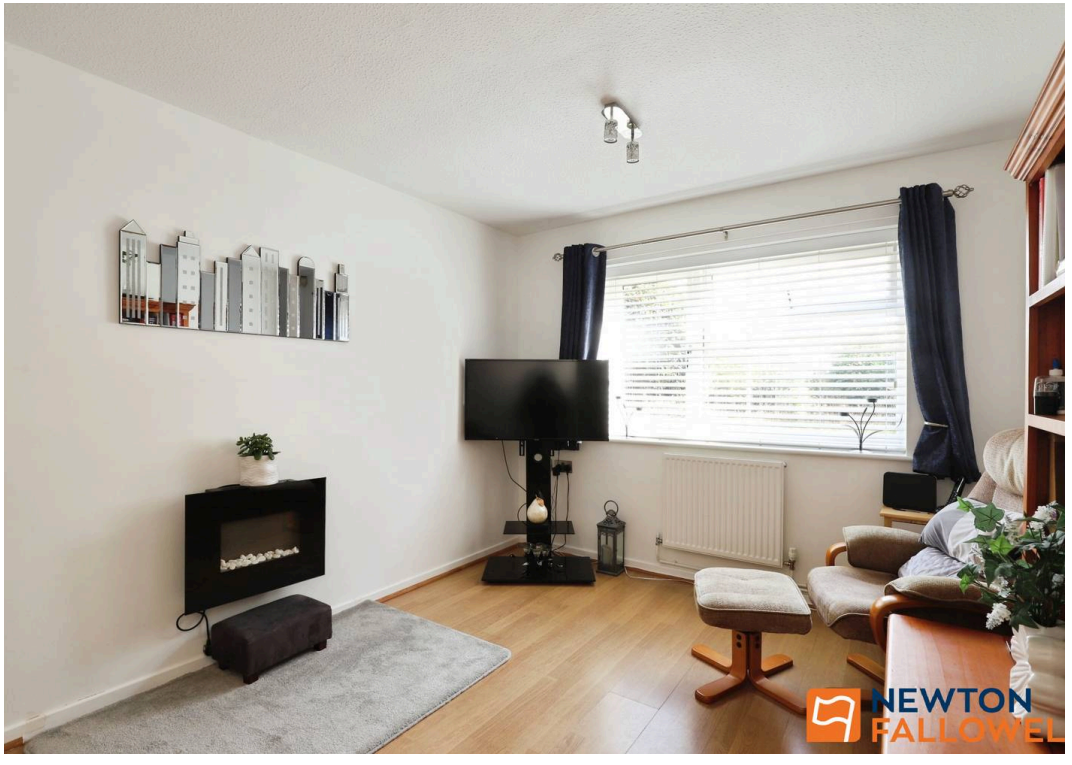

NEWTON
FALLOWEL

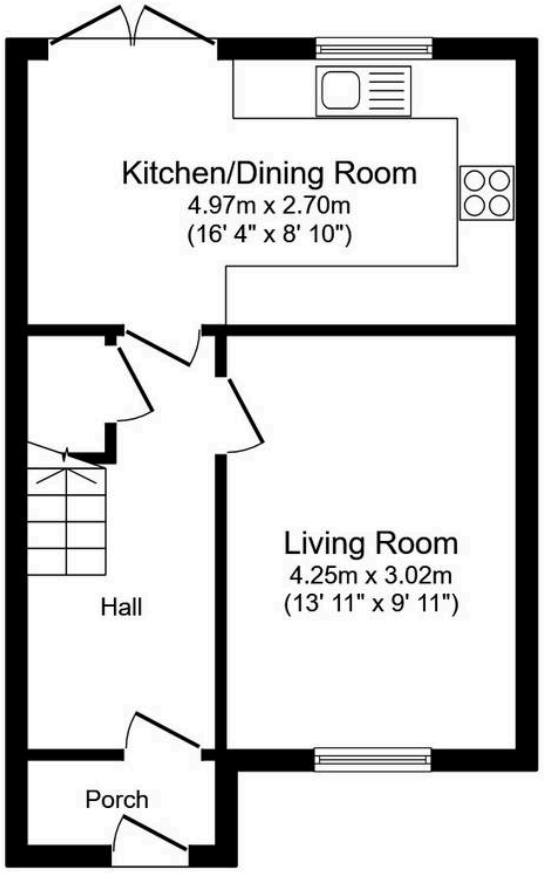

NEWTON
FALLOWEL

NEWTON
FALLOWEL

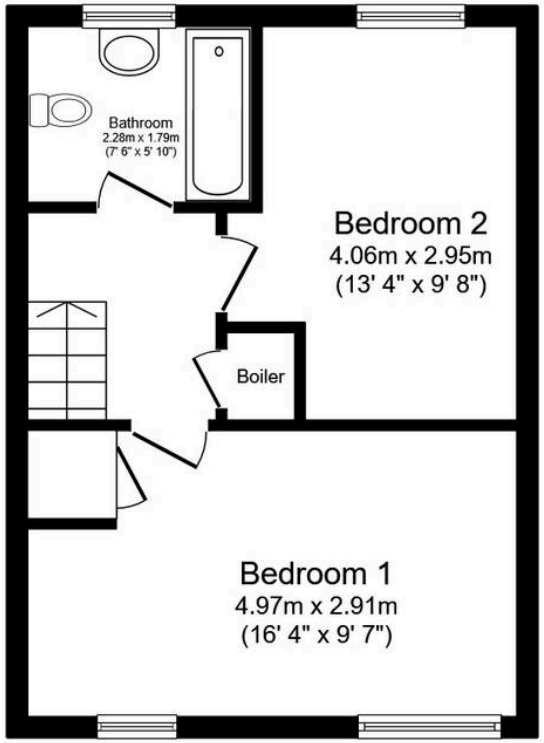

NEWTON
FALLOWEL


NEWTON
FALLOWEL


NEWTON
FALLOWEL



Ground Floor



First Floor

Total floor area 71.5 sq.m. (770 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), 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

Newton Fallowell Grantham

Newton Fallowell, 68 High Street, Grantham - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/

NEWTON FALLOWELL