



2 Welby Terrace, Barrowby
Grantham

£250,000

DavidGrace





2 Welby Terrace

Barrowby, Grantham

Charming two-bedroom cottage in Barrowby with modern kitchen, cosy lounge, two stylish bathrooms, principal suite, allocated parking, and private courtyard setting.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Sought After Village of Barrowby
- Beautifully Presented 2 Bedroom Cottage
- Renovated to a High Standard Throughout with Character
- Fantastic Kitchen with Belfast Sink
- Cosy Lounge Featuring a Charming Log Burner
- Stylish Newly Renovated Bathroom - with Separate Bath and Shower
- Versatile Second Bedroom - Ideal for Guests or Home Working
- Impressive Top Floor Bedroom Suite
- Allocated Parking Space
- EPC - D

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Kitchen
12' 1" x 13' 0" (3.68m x 3.96m)

Sitting Room
12' 1" x 13' 5" (3.68m x 4.09m)

Bedroom 2
8' 9" x 8' 11" (2.67m x 2.72m)

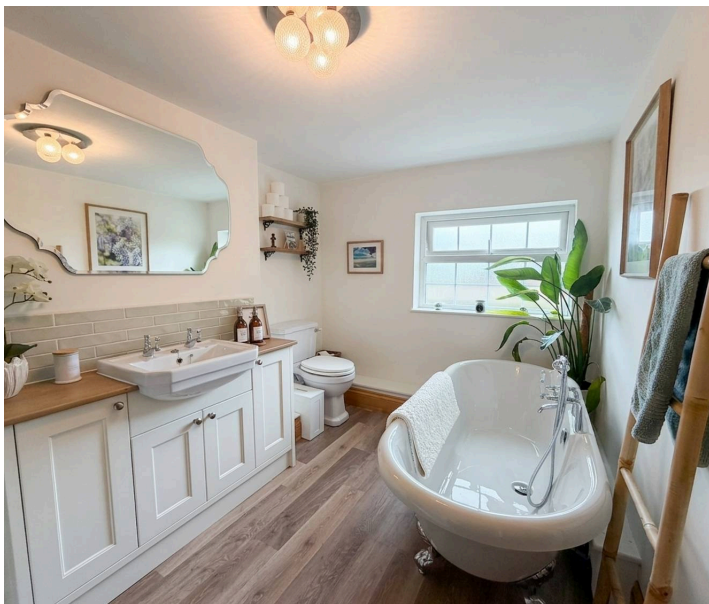
Hallway

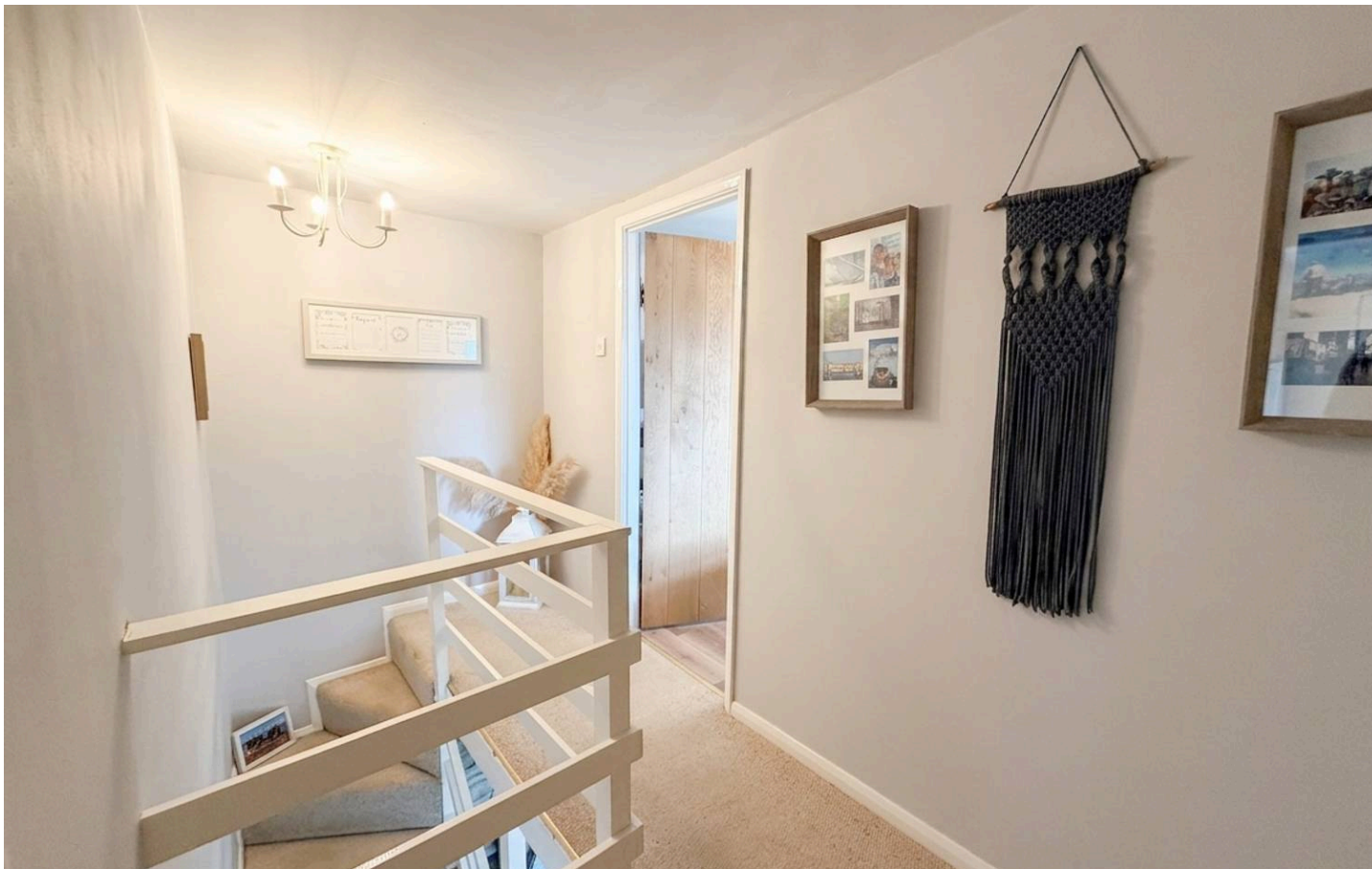
Landing

Bathroom

Bedroom 1
12' 1" x 12' 3" (3.68m x 3.73m)

Dressing Room
12' 1" x 13' 0" (3.68m x 3.96m)

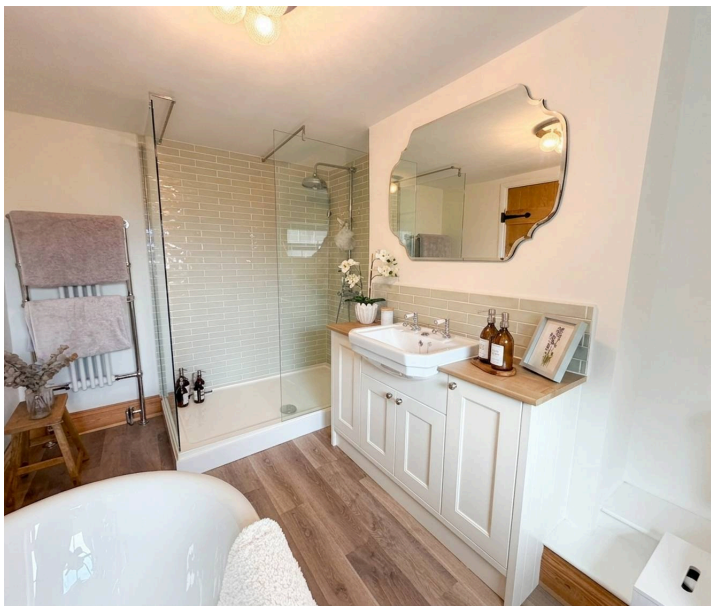




GARDEN

OFF STREET

ALLOCATED PARKING





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

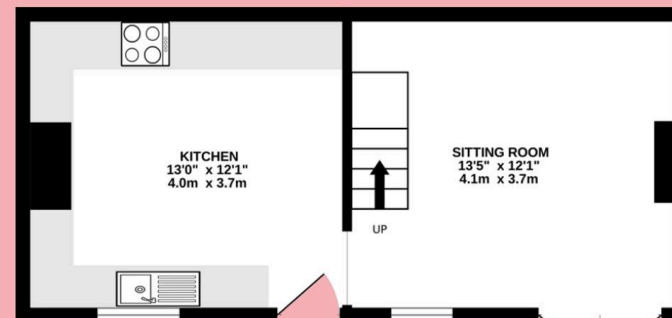
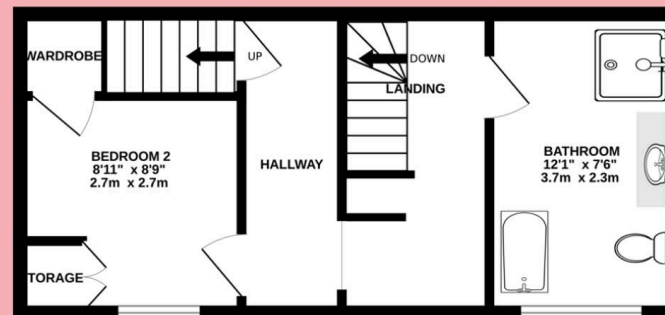
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approx Internal area: 928q ft/ 86.1 m²

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A NEWTON FAMILY ESTATE AGENCY



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).



David Grace Estate Agents

71 High Street, Grantham - NG31 6NR

01476 833833 • sell@davidgrace.co.uk • www.davidgrace.co.uk

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