



21b Worcester Road, Grantham
£380,000

 **NEWTON FALLOWELL**

21b Worcester Road

Grantham, Grantham

Detached 4-bed home on Barrowby Gate. Corner plot, landscaped garden, 3 receptions, kitchen/breakfast room, en-suite, garage, parking. Well presented. Viewing advised. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Generous Family Home
- Four Double Bedrooms
- Popular Barrowby Gate Location
- Ample Driveway Parking + Garage
- Private Landscaped Garden
- Close To Local Amenities
- Family Bathroom, En-Suite + WC
- Viewing Highly Advised
- Three Reception Rooms
- EPC Rating: TBC





ENTRANCE HALL

A covered open porch leads to the part glazed composite entrance door with uPVC double glazed side panel, stairs rising to the first floor and vinyl flooring.

CLOAKROOM

With low level WC, wall mounted wash basin, tiled splashbacks, vinyl flooring and radiator.

LOUNGE

15' 5" x 11' 10" (4.70m x 3.60m)

Having uPVC double glazed box bay window to the front aspect, coal effect gas fire with marble style hearth and backing with attractive surround, radiator. Open to the dining room.

DINING ROOM

11' 9" x 8' 10" (3.59m x 2.70m)

With sliding uPVC double glazed doors to the conservatory, radiator and vinyl flooring.

KITCHEN / BREAKFAST ROOM

15' 6" x 10' 0" (4.73m x 3.04m)

Having half obscure double glazed door to the conservatory, uPVC double glazed window to the rear aspect, door to the garage, a range of base level cupboards and drawers with matching wall cupboards, work surfaces with inset one and a half bowl stainless steel sink and drainer, inset gas hob with oven beneath and pull-out extractor over, tiled splashbacks, vinyl flooring, space for upright fridge freezer, space and plumbing for washing machine and dishwasher and radiator.

CONSERVATORY

18' 11" x 18' 4" (5.76m x 5.60m)

Of dwarf brick wall construction with uPVC double glazed units above, French doors to the garden and a polycarbonate roof, tiled flooring, power and wall lighting.





FIRST FLOOR LANDING

Having storage cupboard.

BEDROOM ONE

11' 8" x 11' 5" (3.56m x 3.48m)

With two uPVC double glazed windows to the front aspect, fitted wardrobes and radiator.

EN-SUITE

7' 1" x 6' 2" (2.16m x 1.89m)

With uPVC obscure double glazed window to the front aspect, fully tiled walk-in shower with glazed screen, rain head shower and handset, pedestal wash basin and close coupled WC., extractor fan, shaver point, heated towel rail and tiled floor.

BEDROOM TWO

11' 7" x 10' 11" (3.54m x 3.32m)

With uPVC double glazed window to the rear aspect, fitted wardrobes and radiator.

BEDROOM THREE

9' 7" x 7' 6" (2.93m x 2.28m)

With uPVC double glazed window to the rear aspect, wardrobes and radiator.

BEDROOM FOUR

8' 10" x 7' 6" (2.69m x 2.28m)

With uPVC double glazed window to the rear aspect and radiator.

FAMILY BATHROOM

7' 3" x 6' 4" (2.21m x 1.93m)

Having uPVC obscure double glazed window to the front aspect, panelled bath, pedestal wash basin and low level WC., half tiled walls, extractor fan, radiator and vinyl flooring.

SERVICES

Mains water, gas, electricity and drainage are connected.





COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue on to Watergate turning left at the traffic lights and continuing over the roundabout adjacent to Asda on to Barrowby Road (A52). At the roundabout take the left turn on to Barrowby Gate, left onto Worcester Road and the property is on the left on the corner of Peterborough Close.

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

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 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 £300 if you use their services. For more information please call in the office or telephone 01476 591900.







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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