



## 125 Barrowby Road, Grantham

£550,000 Freehold

Spacious Family Home • Self-Contained Annexe for Family or Home Office • Generous Private Garden and Plot • Great Location Close to Town Centre • Double Garage and Generous Driveway • Four Double Bedrooms • 3/4 Great Reception Rooms • Character Features and Bay Windows • 3 Bathrooms and Additional WC • EPC Rating - C

**DavidGrace**





Welcome to this spacious and beautifully presented 4/5 bedroom detached home, the perfect place for a growing family! Tucked away in a fantastic location on the very popular Barrowby Road just a short walk from the town centre, with great travel links to London and the A1, this property offers the best of both convenience and comfort.

Set on a generous plot, the home has been significantly extended to give you plenty of room to spread out and make it your own. One of the standout features is the self-contained annexe, great for extended family or as a home office.

Inside, the ground floor offers a great mix of practical and welcoming living spaces. There's a formal lounge, perfect for some peace and quiet, and a spacious garden room that looks out over the lovely outdoor space, ideal for family time or entertaining guests. The modern kitchen and separate dining room give you lots of flexibility, and there's also a handy downstairs WC.

Upstairs, you'll find four generously sized bedrooms. The master comes with a charming bay window, while the second bedroom includes its own en-suite. There's also a well-appointed family bathroom to complete the floor.

Outside, the garden is a real gem, complete with a pond, plenty of room for kids to play, and great spots for relaxing or enjoying summer BBQs and is very private despite being very central to town. To top it all off, there's a double garage, primed for further development and a large driveway, adding both style and practicality to this wonderful home.

EPC Rating - C



#### **Entrance Hall**

6' 7" x 5' 7" (2.00m x 1.70m)

#### **Lounge**

12' 2" x 11' 10" (3.70m x 3.60m)

#### **Kitchen**

12' 6" x 11' 10" (3.80m x 3.60m)

#### **Dining Room**

16' 1" x 11' 2" (4.90m x 3.40m)

#### **Utility Room**

5' 11" x 4' 11" (1.80m x 1.50m)

#### **Garden Room**

17' 9" x 14' 5" (5.40m x 4.40m)

#### **Master Bedroom**

12' 2" x 11' 10" (3.70m x 3.60m)

#### **Bedroom 2**

10' 10" x 10' 6" (3.30m x 3.20m)

#### **En-suite**

6' 3" x 3' 3" (1.90m x 1.00m)



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**Bedroom 3**

11' 10" x 9' 6" (3.60m x 2.90m)

**Bedroom 4**

9' 6" x 8' 10" (2.90m x 2.70m)

**Bathroom**

11' 6" x 5' 11" (3.50m x 1.80m)

**Annexe Kitchen/Diner**

16' 5" x 9' 6" (5.00m x 2.90m)

**Annexe Lounge**

14' 5" x 11' 6" (4.40m x 3.50m)

**Bedroom/Office**

15' 1" x 9' 6" (4.60m x 2.90m)

**Bathroom**

9' 6" x 5' 3" (2.90m x 1.60m)





Barrowby Road, Grantham

Approximate Internal area: 2,020 ft<sup>2</sup> / 187.7 m<sup>2</sup>

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