


# 20 Barrowby Road, Grantham

Guide Price £340,000

NEWTON FALLOWELL

# 20 Barrowby Road

## Grantham

Beautifully updated Georgian townhouse over four levels with cellar, extended kitchen diner, two receptions, four double bedrooms, dressing area, and modern family bathroom.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

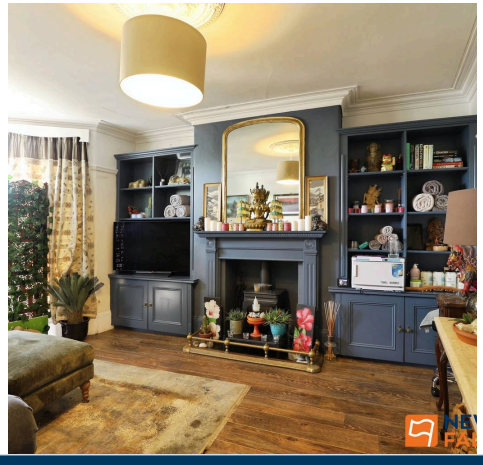
EPC Environmental Impact Rating: E

- No onward chain
- Improved and extended townhouse
- Large extended kitchen diner
- Ideal family home
- Two spacious reception rooms
- Four double bedrooms
- Modern family bathroom and WC
- Useful cellar storage
- Rear garden
- Council Tax Band C













**Entrance Hall**

**Reception Room**
13' 10" x 13' 0" (4.21m x 3.97m)

**Lounge**
13' 10" x 10' 11" (4.21m x 3.32m)

**Kitchen Diner**
25' 10" x 17' 5" (7.88m x 5.31m)

**W.C.**

**Landing**

**BEDROOM ONE**
16' 0" x 12' 11" (4.87m x 3.94m)

**BEDROOM TWO**
13' 5" x 9' 11" (4.10m x 3.03m)

**DRESSING AREA**
7' 11" x 6' 8" (2.41m x 2.03m)

**BATHROOM**
16' 9" x 7' 11" (5.11m x 2.41m)

**BEDROOM THREE**
11' 0" x 10' 10" (3.36m x 3.31m)

**BEDROOM FOUR**
13' 5" x 8' 10" (4.10m x 2.70m)

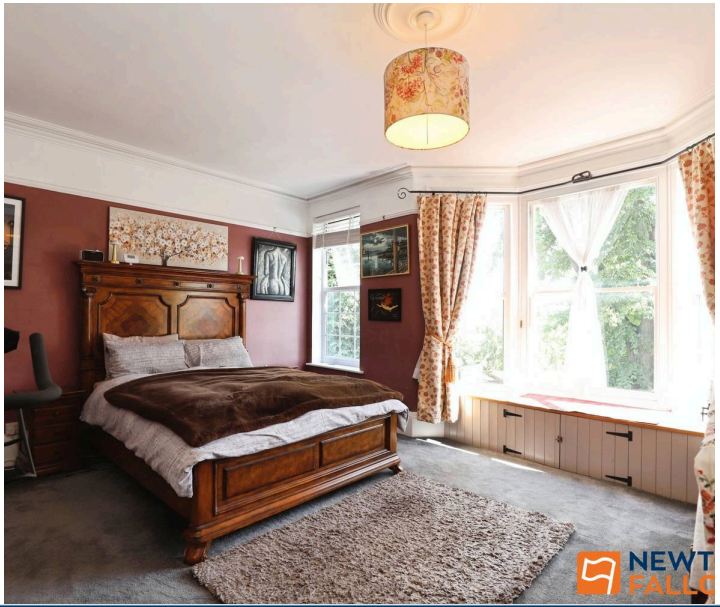
**CELLAR**
17' 2" x 10' 7" (5.23m x 3.23m)

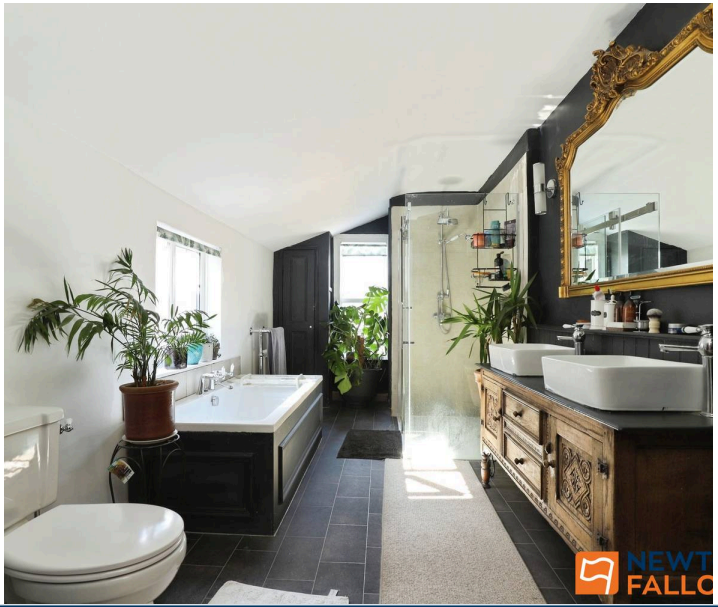
**REAR GARDEN**

**COUNCIL TAX**
This property is a council tax band C.

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







**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 £300 if you use their services. For more information please call in the office or telephone .

**AGENTS NOTE**

Please note these particulars 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.

**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


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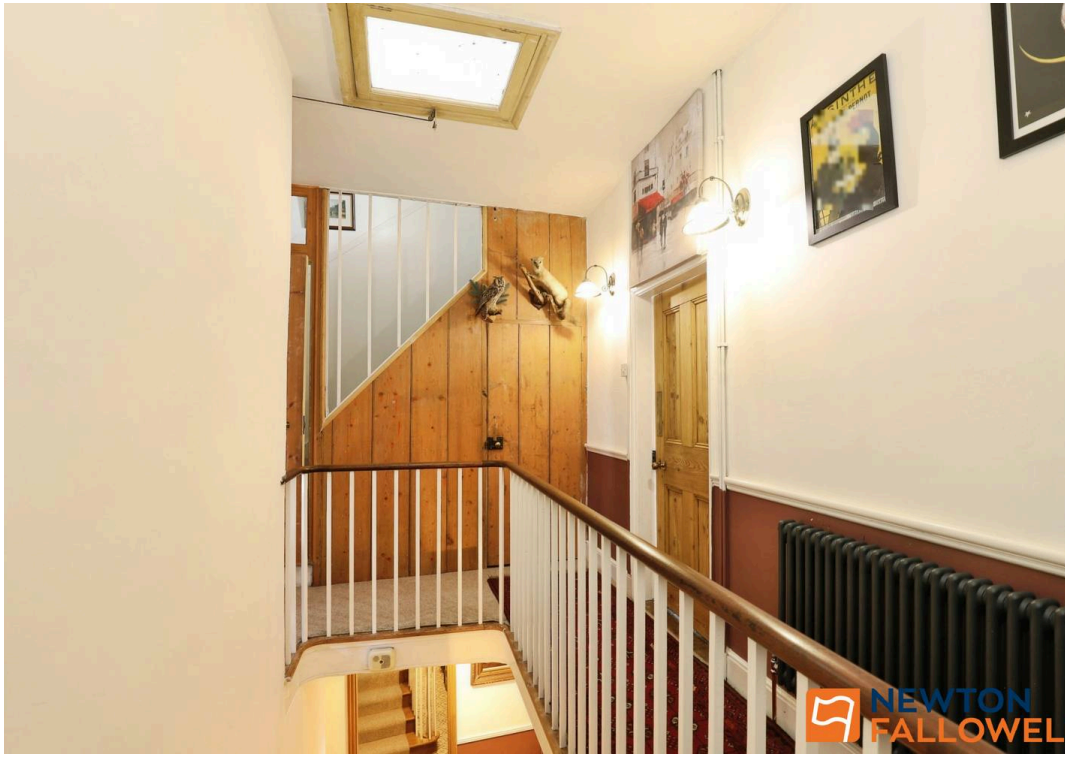

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Total floor area 213.5 sq.m. (2,298 sq.ft.) approx

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


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