



 **NEWTON**

85 Barrowby Gate, Grantham
£280,000

 **NEWTON FALLOWELL**

85 Barrowby Gate

Grantham

Beautiful three-bedroom detached home in Barrowby Gate, Grantham. Features spacious living, kitchen diner, garage, and great transport links. Close to schools and local amenities.

Council Tax band: C

Tenure: Freehold

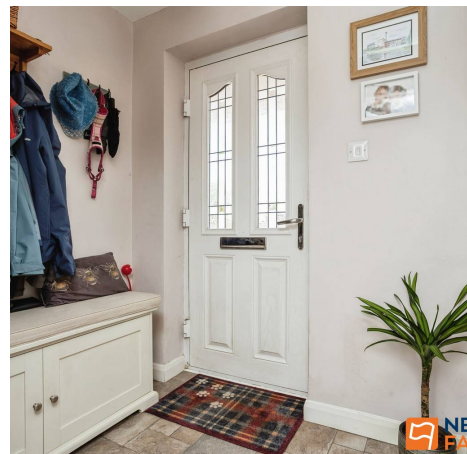
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three-bedroom detached home
- Sought-after Barrowby Gate location
- Spacious accommodation over two floors
- Stunning kitchen diner
- Skylight windows providing natural light
- Generous lounge area
- Three well-sized bedrooms
- Family bathroom
- Garage included
- Easy access to A1 and local amenities



 **NEWTON
FALLOWE**





ENTRANCE HALL

LOUNGE

15' 1" x 13' 3" (4.59m x 4.03m)

KITCHEN DINER

18' 0" x 15' 9" (5.49m x 4.80m)

BEDROOM ONE

12' 7" x 9' 2" (3.83m x 2.80m)

BEDROOM TWO

10' 4" x 9' 11" (3.15m x 3.03m)

BEDROOM THREE

9' 6" x 7' 1" (2.90m x 2.15m)

BATHROOM

6' 10" x 5' 7" (2.09m x 1.69m)

GARAGE

20' 0" x 9' 0" (6.09m x 2.75m)

COUNCIL TAX

The property is in Council Tax Band C

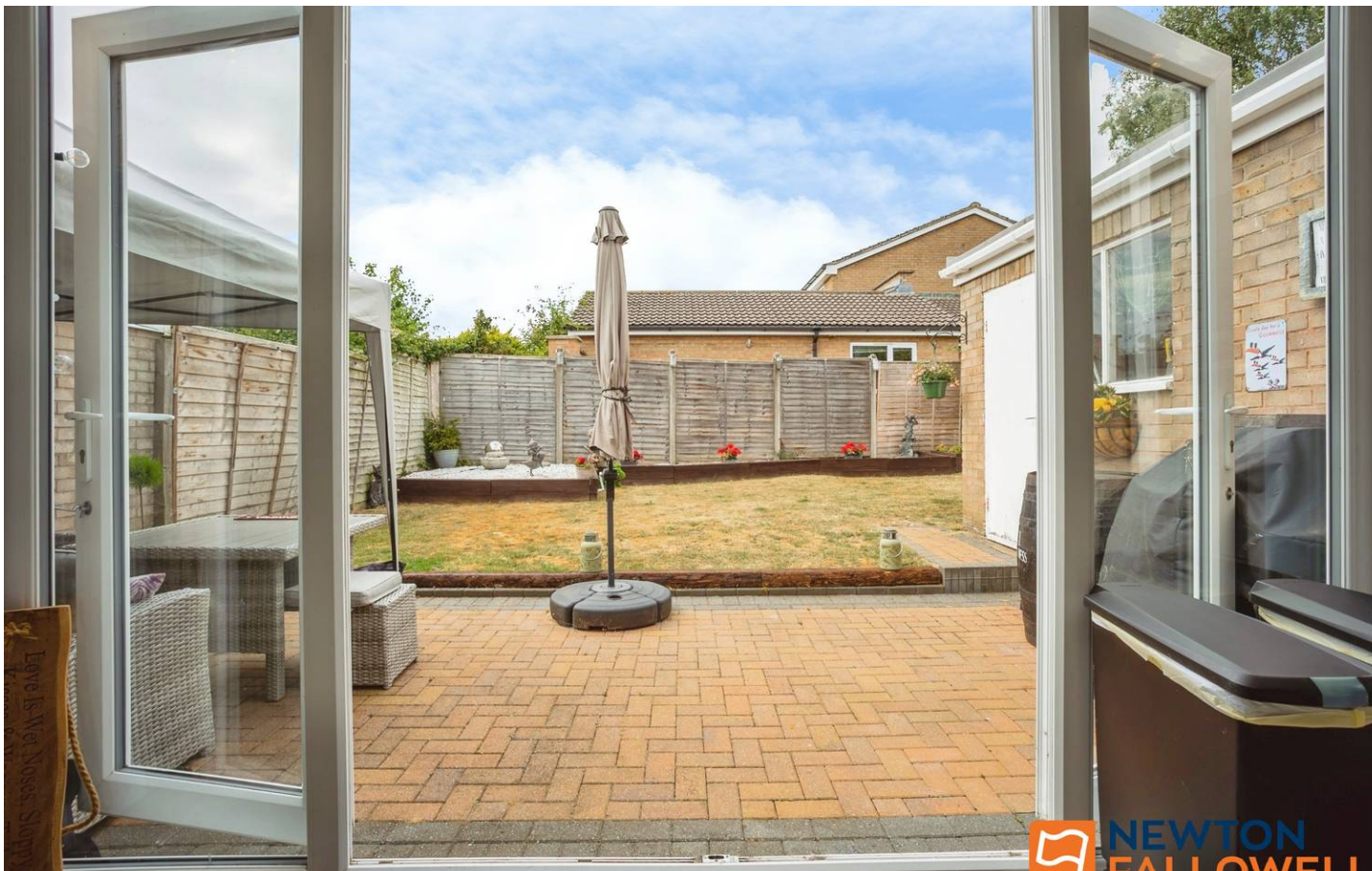
SERVICES

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.





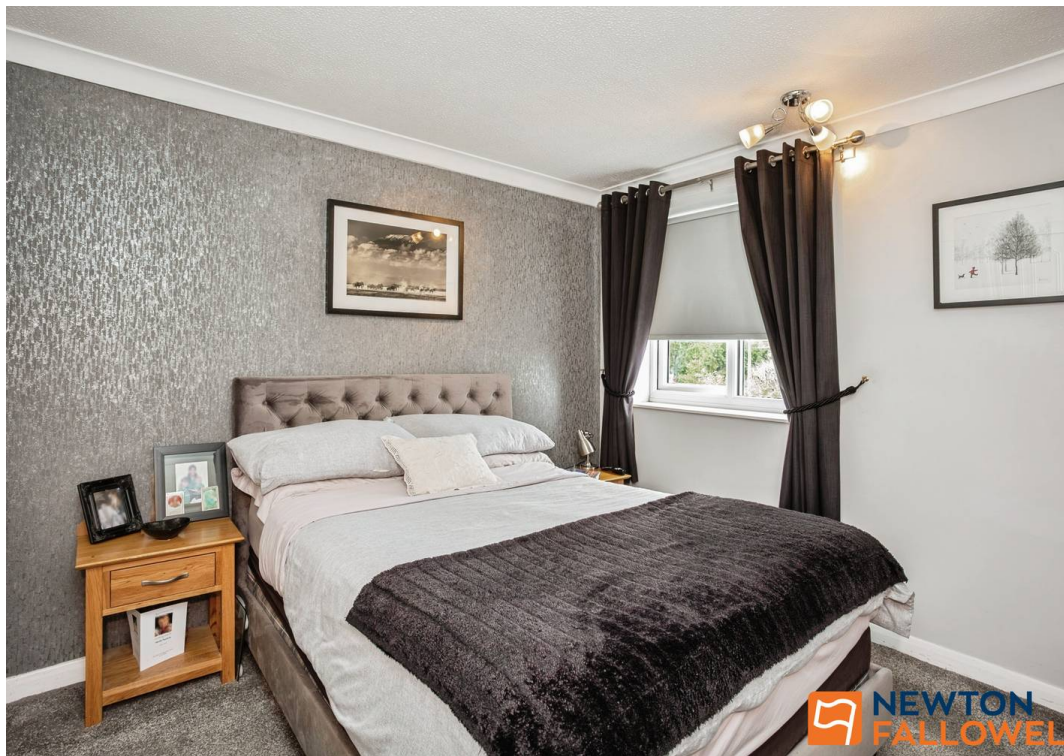
NOTE

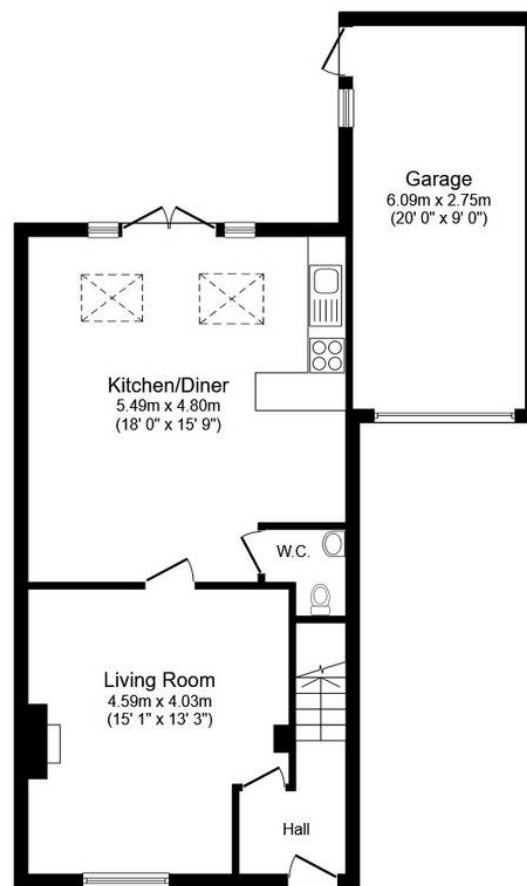
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services.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

Anti-Money Laundering Checks

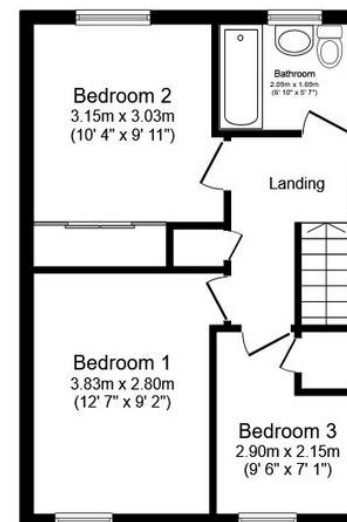
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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







Ground Floor



First Floor

Total floor area 107.4 sq.m. (1,156 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).

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