



125 Barrowby Road, Grantham  
Grantham

£538,000

**David**Grace





## 125 Barrowby Road

Grantham, Grantham

Spacious 4/5 bed detached home with self-contained annexe, large garden, modern kitchen, and great family space. Double garage, driveway, perfect for families!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 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



**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)

**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**

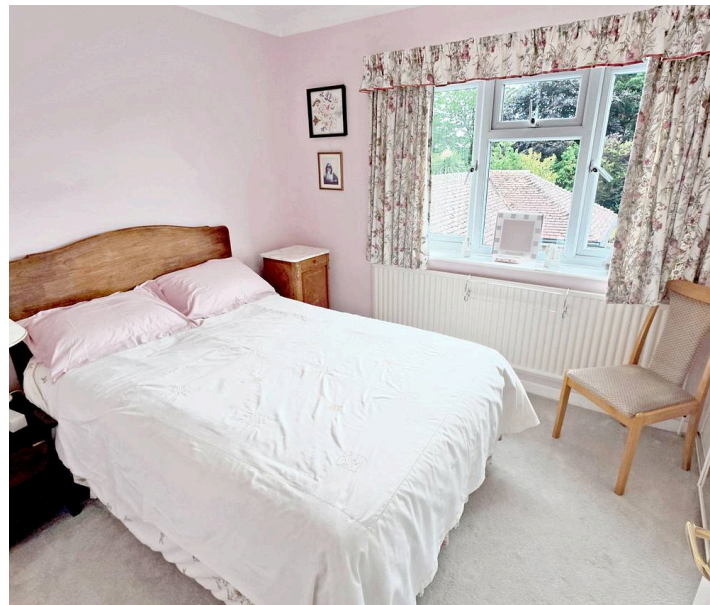


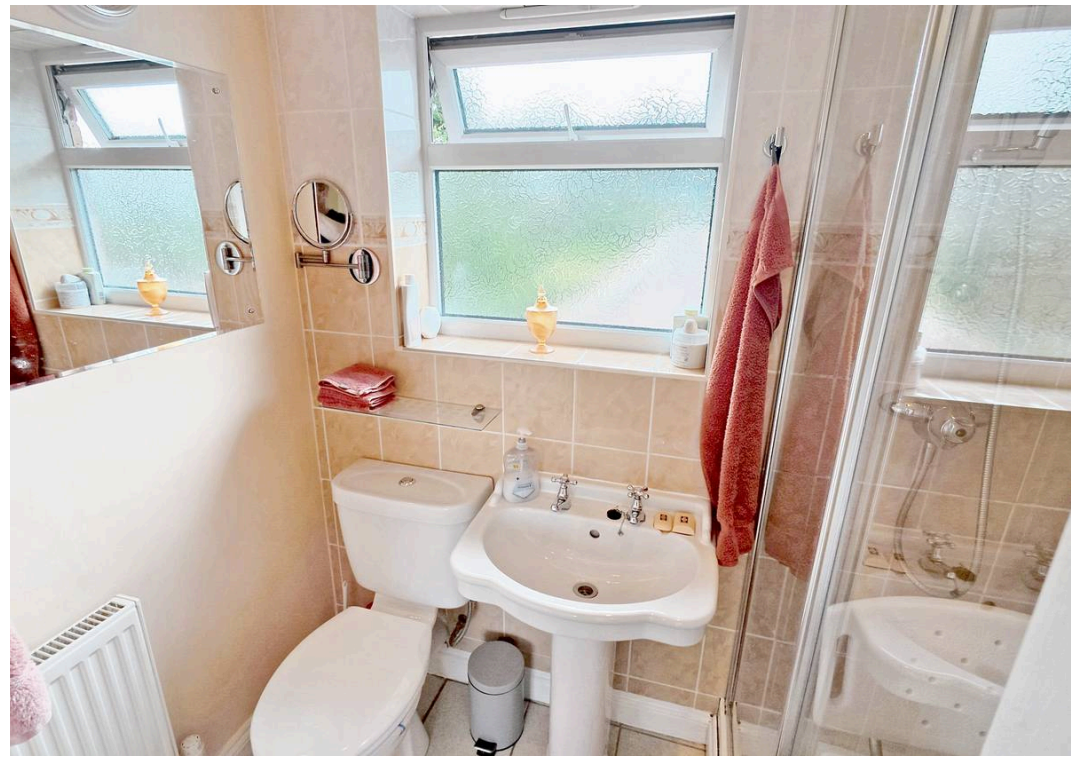


**GARDEN**

**GARAGE**

Double Garage





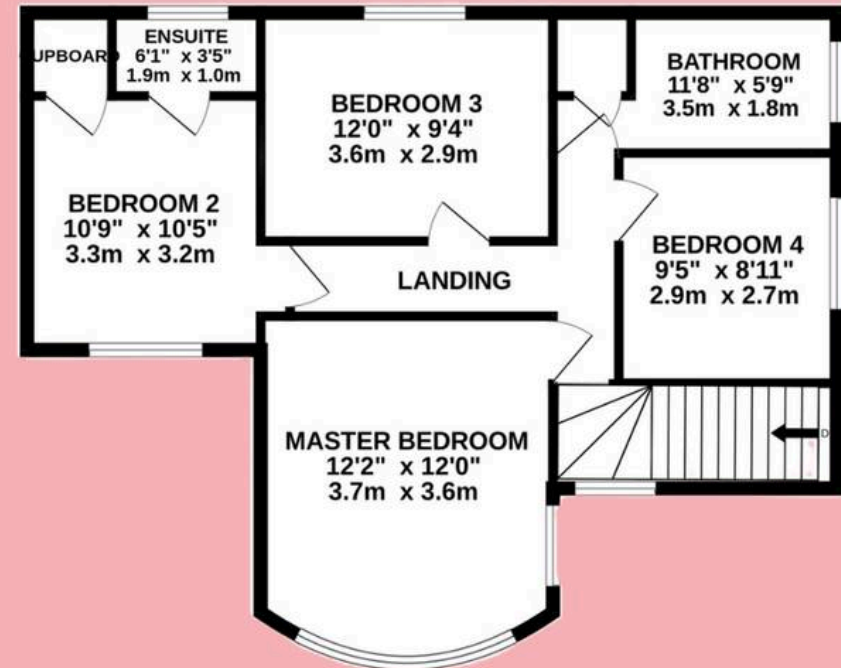
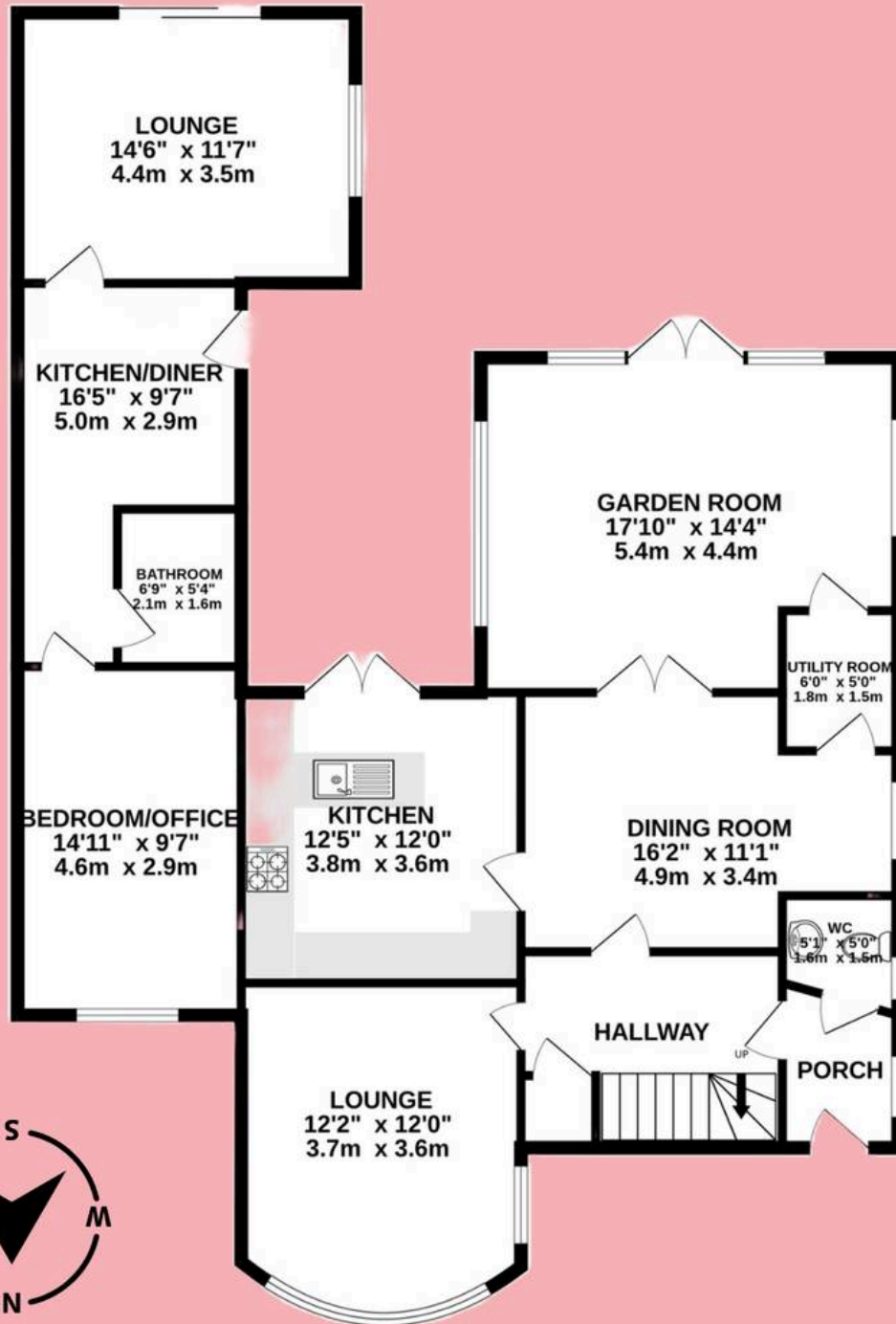


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Approximate Internal area: 2,020 ft<sup>2</sup> / 187.7 m<sup>2</sup>

## DavidGrace

A NEWTON FAMILY ESTATE AGENCY





## David Grace Estate Agents

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