



Connells

Leys Close
Barrowby Grantham

Leys Close Barrowby Grantham NG32 1TQ

for sale offers in the region of
£240,000



Property Description

Connells are delighted to bring to the market this well-proportioned three bedroom family home offering comfortable living space arranged over two floors, ideal for families, first-time buyers or those looking to upsize.

The ground floor welcomes you with an entrance porch leading into a central hallway. A generous lounge/dining room providing ample space for relaxing and entertaining. The kitchen/diner is well proportioned and offers excellent storage and worktop space, making it perfect for family life and social occasions. Completing the ground floor is a bright conservatory, which provides an additional reception area and enjoys direct access to the rear garden. A ground floor WC and integral garage add further practicality.

To the first floor, the property offers three bedrooms, all serviced by a family bathroom. The layout is ideal for families, or those requiring flexible living space.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and entertaining, while the integral garage and driveway parking provide convenience and additional storage.

This attractive home combines space, functionality, and a sought-after location, making it an excellent opportunity for families, first-time buyers, or those looking to upsize.

Early viewing is highly recommended.

Entrance Porch

Door leading in to entrance hall, tiled flooring.

Entrance Hall

Carpet, radiator.

Downstairs W.C

With a double glazed window to the rear, W.C, wash hand basin with vanity unit.

Lounge / Diner

With a doubled glazed bay window to the front, carpet, radiator, patio doors leading to the conservatory.

Kitchen / Diner

With a double glazed window to the rear, door leading to the side, range of wall and base units with worktop, under stairs storage cupboard, radiator, twin sink, electric hob, electric oven.

Conservatory

Brick base, wood laminate flooring, radiator, power/electric.

First Floor

Landing

With a double glazed window to the side, airing cupboard, loft access.

Bedroom One

Double bedroom, double glazed window to front, radiator, built in wardrobe.

Bedroom Two

Double bedroom, double glazed window to the rear, radiator, carpet.

Bedroom Three

Single bedroom, double glazed window to the front, radiator, carpet.

Bathroom

Double glazed window to the rear, tiled flooring, bath with shower over, radiator, W.C and wash hand basin with vanity unit.









Ground Floor

First Floor

Total floor area 119.3 m² (1,284 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.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: Awaiting
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309441



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