



4 Barrowby Road, Grantham

Guide Price £325,000

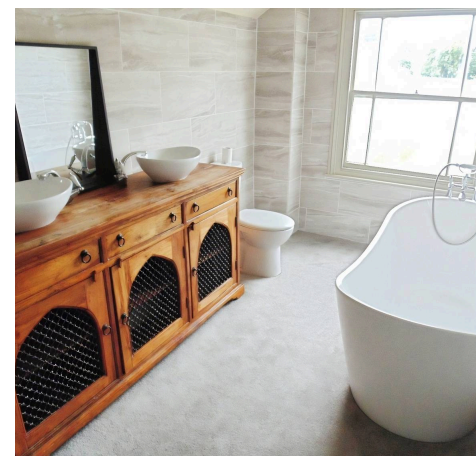
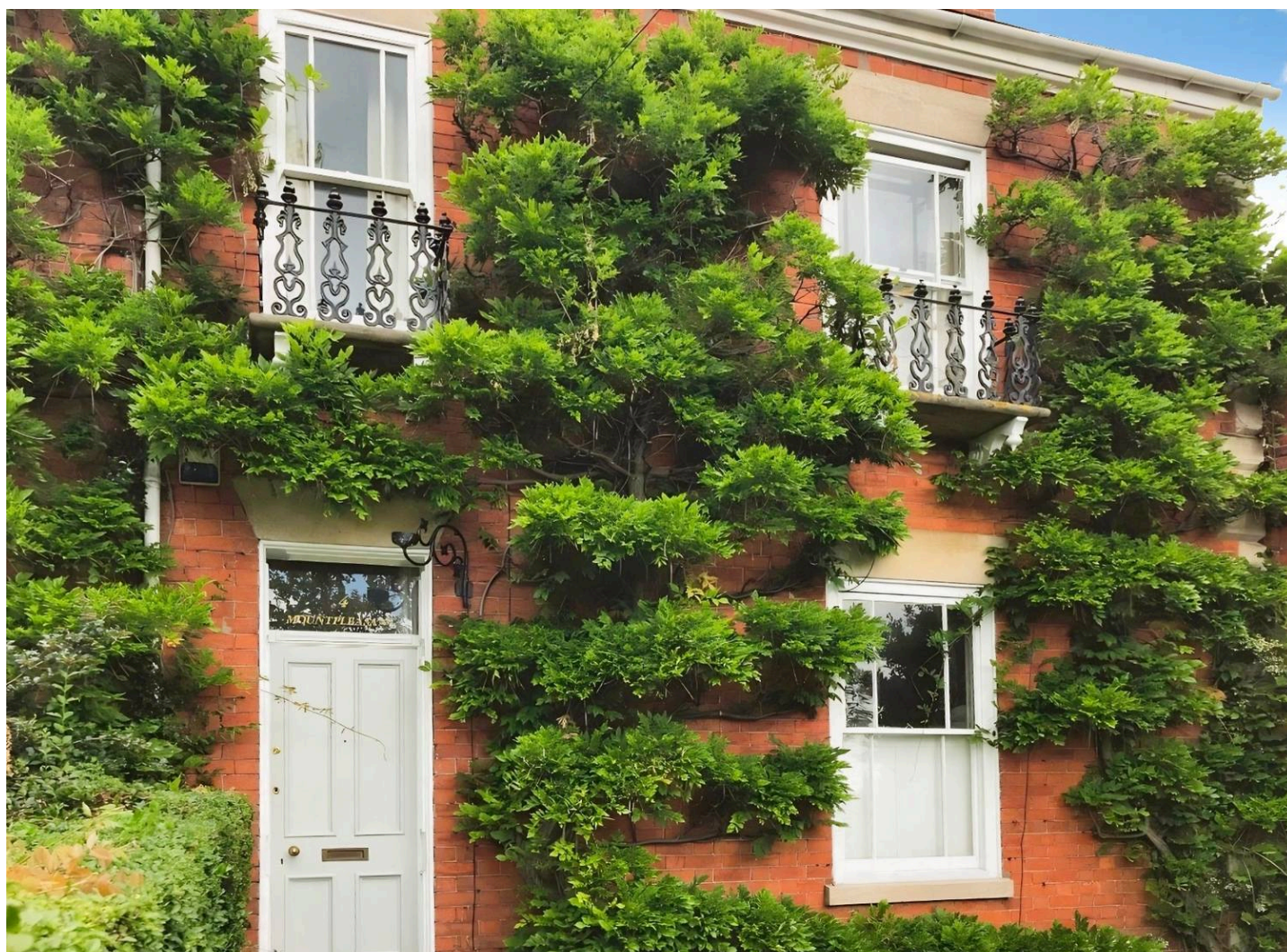
 **NEWTON FALLOWELL**

## 4 Barrowby Road

### Grantham

A substantial 19th Century period town house situated within the town's central Conservation Area and ideally situated for a range of facilities including the Kings School and railway station. The property occupies a slightly elevated position set back from the road with wisteria clad elevations and offers spacious family accommodation arranged over four floors and abounding in character features including open fire places, sash windows, 9ft 6" high coved ceilings, Juliet balconies and boarded floors with tall torus skirting boards and pamment brick floors. The lower ground floor provides a large kitchen with an electric AGA as well as an adjoining dining room whilst the ground floor consists two good reception rooms, one of which includes a superb Dent marble fireplace and a fourth bedroom/study with an en suite wet room. The first floor comprises two double bedrooms, one of which was previously a large drawing room and could be divided to form an additional bedroom if required, and a family bathroom. On the second floor there is a further good bedroom with an en suite shower room and attic giving scope for conversion if required. Outside there is a courtyard garden with rear pedestrian access leading to a good sized GARAGE en bloc. The property is offered for sale with vacant possession and no onward chain.

- 19 Century Unlisted Period Home
- Three Bathrooms
- Town Centre Conservation Area
- Private Courtyard Garden
- Character Features Throughout
- Garage at Rear
- Arranged Over Four Floors
- Vacant Possession and No Chain





#### **ENTRANCE HALL**

With an open boarded floor, high coved ceiling, staircases to upper and lower floors, double radiator etc. Rear lobby area with cloaks hanging space, stone floor and half glazed external door to rear garden.

#### **DRAWING ROOM**

12' 10" x 17' 7" (3.91m x 5.36m)

Sash window with rising hidden shutter, fireplace surround and mantle in natural Dent marble with cast iron inset, chandelier, double radiator and high coved ceiling.

#### **SITTING ROOM**

10' 11" x 17' 1" (3.34m x 5.20m)

Fireplace with stone surround, double radiator, part glazed floor lending light to the dining room below and French doors to garden. Double radiator.

#### **BEDROOM FOUR / STUDY**

7' 5" x 9' 2" (2.26m x 2.79m)

Sash window to side, boarded floor and radiator.

#### **SHOWER ROOM**

6' 2" x 7' 6" (1.88m x 2.29m)

Shower area with Triton electric shower, pedestal wash basin and low level WC. Stone floor, tiling and double radiator.

#### **LOWER HALL**

Exposed brickwork, brick floor, half glazed door to kitchen and stone steps to floor above.

#### **UTILITY ROOM**

4' 11" x 9' 1" (1.50m x 2.76m)

Brick floor, cupboards containing gas and electric meters and plumbing for automatic washing machine.

#### **KITCHEN**

12' 6" x 17' 5" (3.81m x 5.31m)

An unfitted kitchen in rustic style. Double bowl ceramic sinks with mixer tap, wooden work surfaces and island. Brick patterned floor, exposed brickwork and spotlights. Yorkshire sliding sash window to front. Electric AGA in brick surround with mantle shelf over.





#### **DINING ROOM**

10' 6" x 20' 6" (3.20m x 6.25m)

Borrowed light from sitting room above and window to rear. Exposed brickwork, brick and stone floors, exposed beam and double radiator. wall lights.

#### **FIRST FLOOR LANDING**

Staircase off to floor above and under stairs shelved cupboard.

#### **BEDROOM ONE**

12' 10" x 22' 10" (3.91m x 6.96m)

A large front bedroom which could be divided to provide two separate rooms if required. Two sash windows to front elevation, each with decorative Juliet balconies. Classically styled fireplace with brass inset and doors, 2 double radiators and high coved ceiling.

#### **BEDROOM TWO**

10' 11" x 17' 1" (3.33m x 5.21m)

Sash window to rear, range of fitted wardrobes, fireplace basket and double radiator.

#### **BATHROOM**

7' 4" x 13' 6" (2.24m x 4.11m)

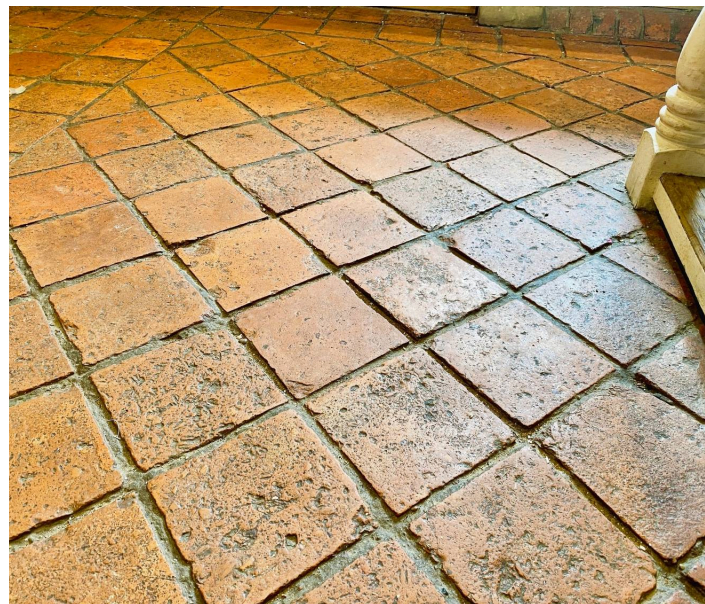
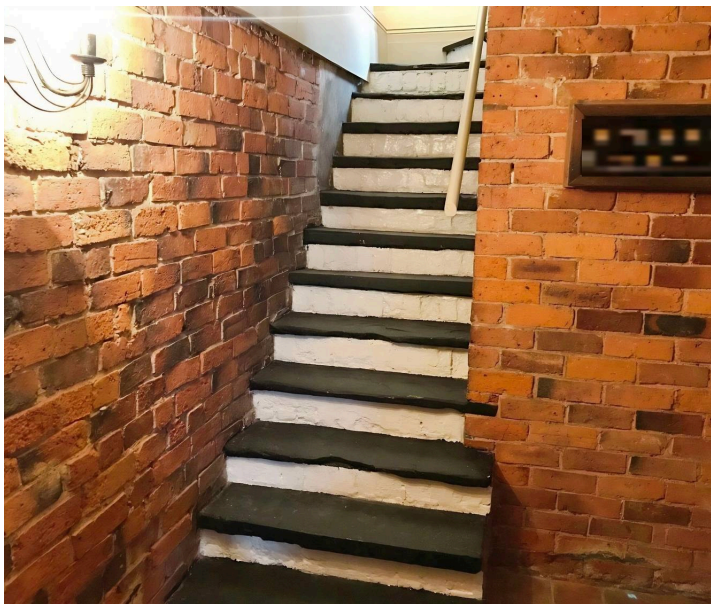
Refitted with a stylish period style suite to include a deep slipper bath with mixer and shower attachment, low level WC and twin sink bowls mounted on a wooden mesh fronted cabinet with drawers. Fully tiled walls, cupboard containing water cylinder and window to rear. Curved heated towel rail/radiator.

#### **SECOND FLOOR**

#### **BEDROOM THREE**

11' 2" x 14' 1" (3.40m x 4.30m)

Sash window to rear giving an attractive roofscape view. Built in double wardrobe, double radiator and shelving.





#### **EN-SUITE SHOWER ROOM**

6' 5" x 7' 7" (1.96m x 2.31m)

Corner shower cubicle with Triton electric shower, pedestal wash basin and low level WC. Tiled floor, double radiator, part tiled floor etc. Cupboard containing hot water cylinder.

#### **ATTIC**

7' 0" x 21' 11" (2.14m x 6.67m)

Giving potential to create further occasional living space if required.

#### **SERVICES**

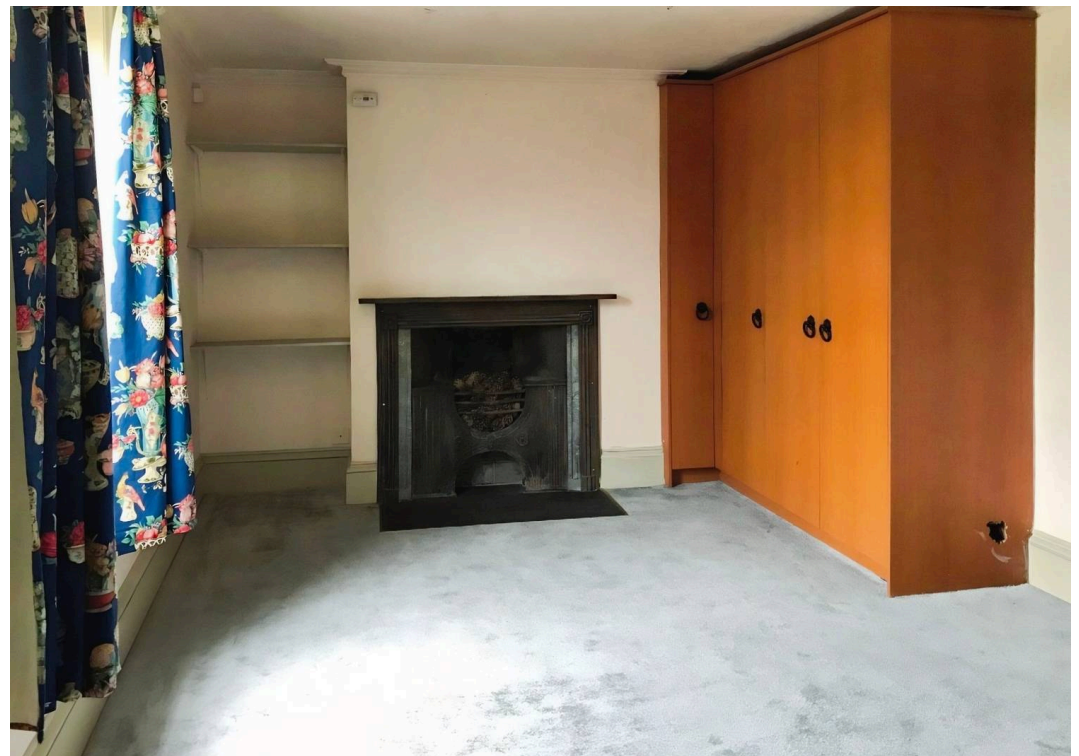
Mains gas, electricity, water and drainage are connected. Gas fired central heating is installed. We have not tested any of the services or appliances and prospective purchasers should rely on their own enquiries in this regard.

#### **NOTE**

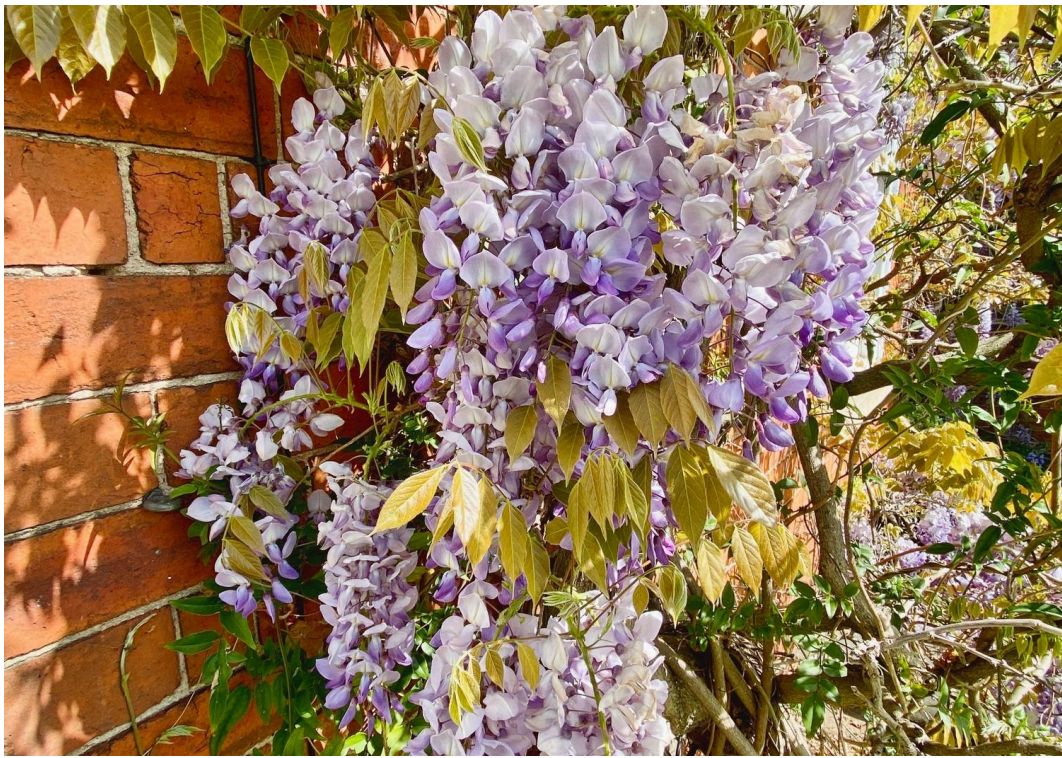
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and before a memorandum of sale can be issued. Newton Fallowell 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.

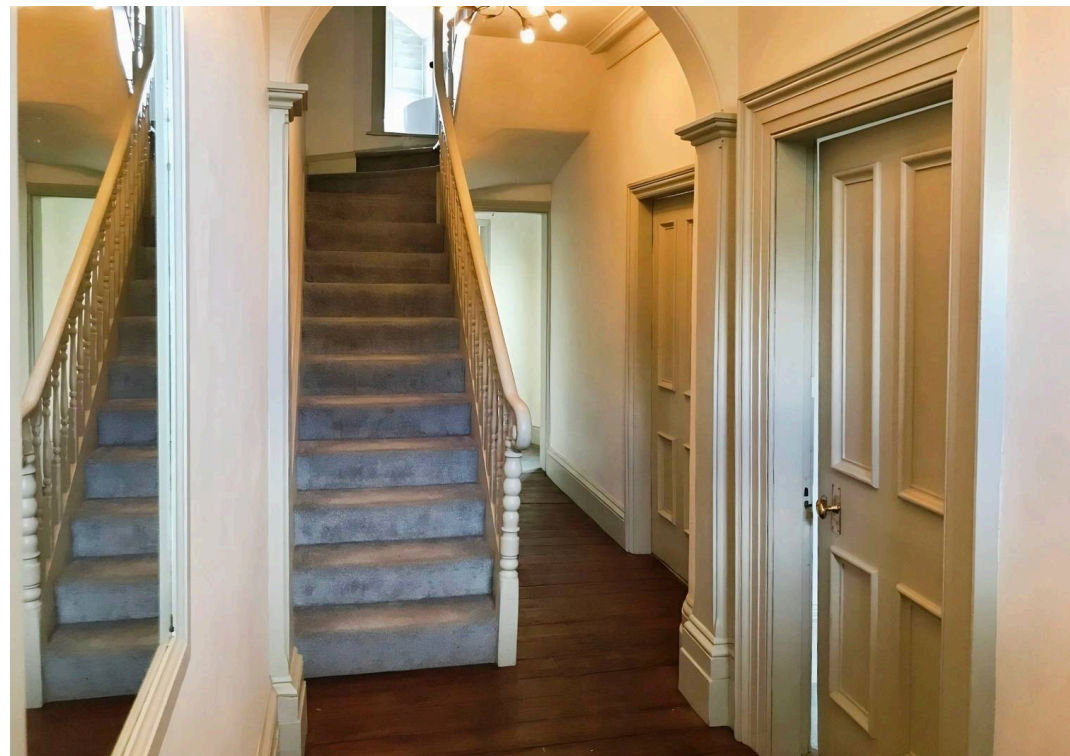








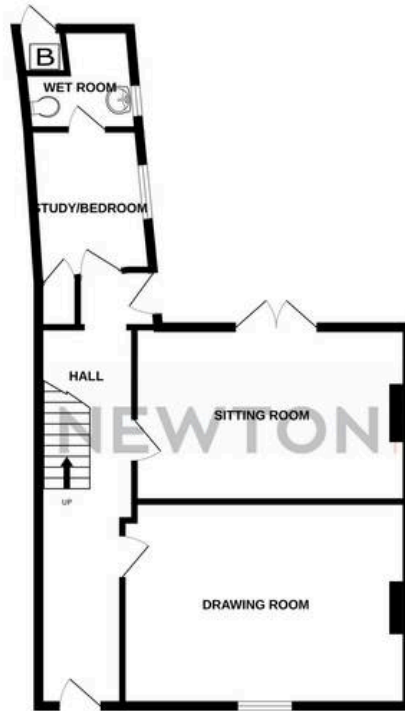




LOWER GROUND FLOOR



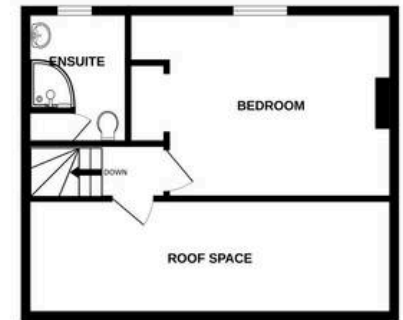
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Newton Fallowell Grantham

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