



19 Riber Close, Grantham
£290,000

 **NEWTON FALLOWELL**

19 Ribber Close

Grantham, Grantham

Immaculate 3 double bedroom detached home with en suite, stylish bathroom, spacious kitchen, landscaped private garden, large driveway, garage, and views over open green in a sought-after location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Spacious Detached Home
- Fantastic Plot
- Overlooking Green Area
- Sought After Location
- Three Double Bedrooms
- Ample Driveway Parking + Garage
- Family Bathroom + En-Suite
- Mature Garden
- Viewing Highly Advised
- No Onward Chain





ENTRANCE HALL

CLOAKROOM

4' 10" x 2' 11" (1.47m x 0.89m)

KITCHEN / BREAKFAST ROOM

13' 3" x 9' 7" (4.04m x 2.91m)

DINING ROOM

9' 1" x 8' 4" (2.78m x 2.55m)

LOUNGE

13' 3" x 11' 1" (4.04m x 3.37m)

FIRST FLOOR LANDING

BEDROOM ONE

11' 7" x 9' 5" (3.54m x 2.86m)

EN-SUITE

9' 2" x 6' 0" (2.80m x 1.83m)

BEDROOM TWO

12' 8" x 8' 2" (3.86m x 2.48m)

BEDROOM THREE

10' 0" x 8' 11" (3.06m x 2.71m)

FAMILY BATHROOM

6' 11" x 6' 6" (2.10m x 1.99m)

GARAGE

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.





DIRECTIONS

From High Street continue onto Watergate turning left at the traffic lights and proceeding over the roundabout adjacent to Asda onto Barrowby Road (A52). When you reach the roundabout take the right turn onto Pennine Way, right onto Balmoral Drive and right onto Lindisfarne Way. Turn right onto Riber Close and bear right and the property is facing you.

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.

NOTE

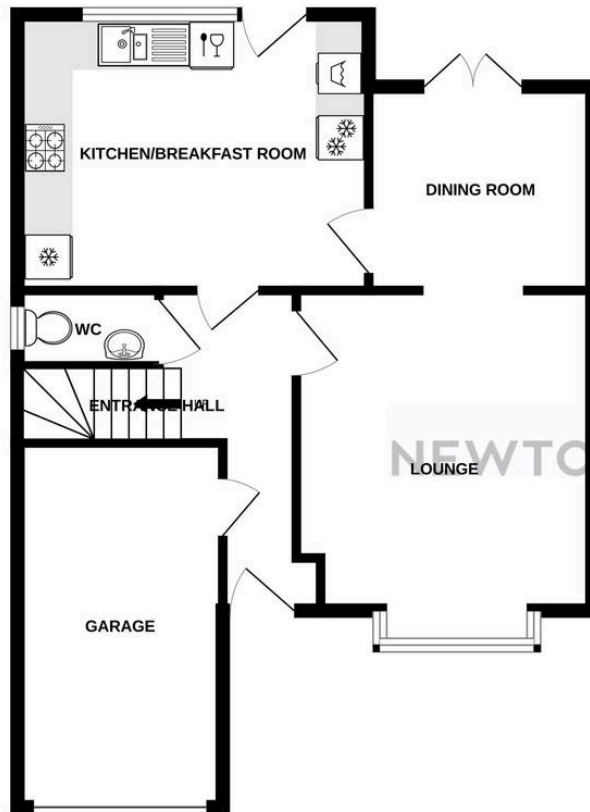
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Newton Fallowell and our partners provide a range of services to buyers, although 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 £250 if you use their services. For more information please call in the office or telephone 01476 591900.



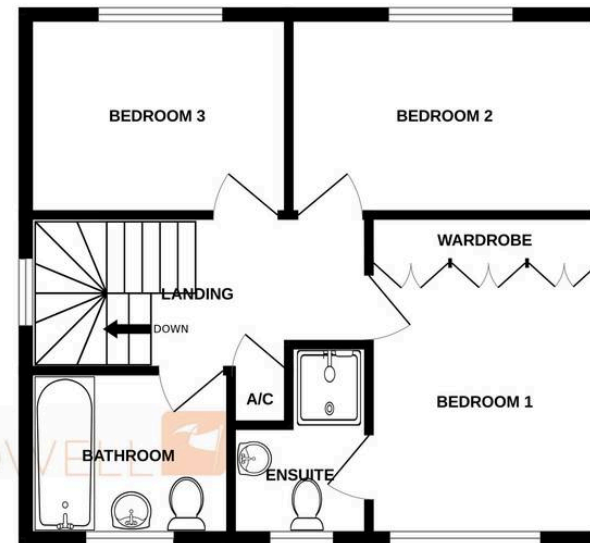




GROUND FLOOR



FIRST 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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