



Thorold Road, Barrowby, Grantham NG32 1TD

welcome to

Thorold Road, Barrowby, Grantham

GUIDE PRICE £380,000 - £400,000 - Spacious family house in the desirable village of Barrowby. Versatile accommodation which includes four reception rooms or fifth bedroom, downstairs shower room, Kitchen with utility, four further bedrooms and bathroom. Plenty of off-road parking to the front.



Entrance Hall

Entering the property through a composite door into the spacious entrance hall with wood effect flooring, storage cupboard, radiator, staircase to the first floor landing and access into the shower room, fifth bedroom, lounge and dining room.

Lounge

14' 11" x 11' 11" (4.55m x 3.63m)

With a window to the front aspect, wood effect flooring, feature fireplace with inset electric fire, radiator and coving to the ceiling.

Dining Room

10' 11" x 8' 10" (3.33m x 2.69m)

With a window to the rear aspect, carpet, radiator, coving to the ceiling and access into the family room and kitchen.

Family Room

11' 11" x 9' 8" (3.63m x 2.95m)

Versatile room with carpet, radiator, coving to the ceiling, French doors leading out to the rear garden and access into the dining room.

Kitchen

9' 10" x 8' 4" (3.00m x 2.54m)

With a window to the side aspect and having a range of light wood effect units to both the floor and eye level with black worktops over, stainless steel sink, mixer tap and tile splashbacks. Freestanding cooker, hob with extractor hood above. Space for a dishwasher and fridge freezer. Wood effect flooring, coving to the ceiling and access into the utility room.

Utility Room

5' 4" x 8' 4" (1.63m x 2.54m)

With a window to the rear aspect, and comprising of base units, round sink, space for appliances, wall mounted boiler, coving to the ceiling and wood effect flooring.

Fifth Bedroom/Reception Room

13' 11" x 8' 5" (4.24m x 2.57m)

With a window to the front aspect, storage cupboard, radiator and wood effect flooring.

Downstairs Shower Room

Comprising of a shower cubicle, wash hand basin, low level WC, tiling to the floor and a radiator.

First Floor Landing

With a window to the front aspect, carpet, storage cupboard and access into the bedrooms and family bathroom.

Bedroom One

12' 4" x 12' (3.76m x 3.66m)

With a window to the front aspect, carpet and a radiator.

Bedroom Two

11' 5" x 10' 11" (3.48m x 3.33m)

With a window to the rear aspect, carpet and a radiator.

Bedroom Three

10' 11" x 9' (3.33m x 2.74m)

With a window to the rear aspect, carpet and a radiator.

Bedroom Four

15' 4" Widest point x 8' 5" (4.67m Widest point x 2.57m)

With a window to the front aspect, wood effect flooring, coving to the ceiling and a radiator.

Family Bathroom

8' 6" x 5' 7" (2.59m x 1.70m)

With a window to the rear aspect and comprising of a bath with shower attachment, vanity units with wash hand basin and low level WC incorporated, tiling to both the walls and floor and a radiator.

General Description Outside

Large block paved driveway to the front of the property with timber fencing to the sides. Gated access through to the rear.

The rear garden is mainly laid to lawn with a block paved patio area, perfect for outside dining and entertaining, mature shrubs and planting, trees to the side, all enclosed by fencing. Also providing a shed.



view this property online williamhbrown.co.uk/Property/GST114234



welcome to

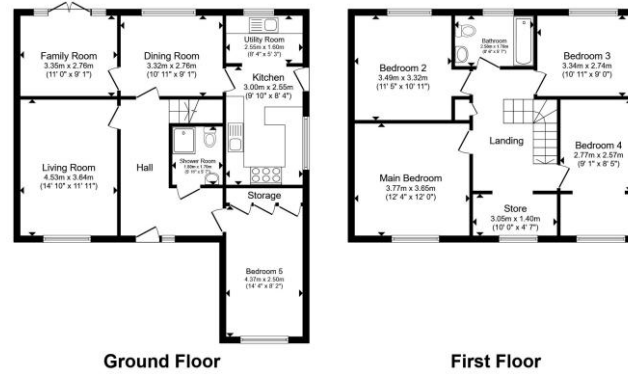
Thorold Road, Barrowby Grantham

- Detached Family House
- Well Presented Throughout
- Versatile Accommodation
- Five Bedrooms
- Driveway and Enclosed Gardens

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£380,000 - £400,000



Total floor area 147.7 m² (1,590 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.co



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114234



Property Ref:
GST114234 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk