



22 Tamworth Close, Grantham  
Grantham

Offers Over £250,000

**David**Grace





## 22 Tamworth Close

Grantham, Grantham

Modern 3-bed detached in Barrowby Edge, ideal for growing families. Spacious living, stylish kitchen/diner, en-suite master, garden & carport. Low-maintenance, high-comfort family home. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Great Location- Barrowby Edge Development
- Quiet cul-de-sac location
- Spacious Living Areas
- Modern Kitchen/Diner
- 3 Double Bedrooms
- En-suite to Bedroom 1
- Low-Maintenance Garden
- Covered Carport Parking
- Family-Oriented Design
- EPC Rating - B



**Hall**

7' 9" x 6' 4" (2.36m x 1.92m)

**Kitchen/Diner**

17' 7" x 10' 10" (5.35m x 3.29m)

**Lounge**

18' 8" x 9' 11" (5.70m x 3.03m)

**WC**

4' 8" x 3' 5" (1.41m x 1.03m)

**Landing**

12' 10" x 5' 9" (3.91m x 1.75m)

**Bedroom 1**

11' 4" x 10' 1" (3.46m x 3.08m)

**En-suite**

7' 1" x 5' 4" (2.15m x 1.63m)

**Bedroom 2**

11' 1" x 10' 4" (3.37m x 3.16m)

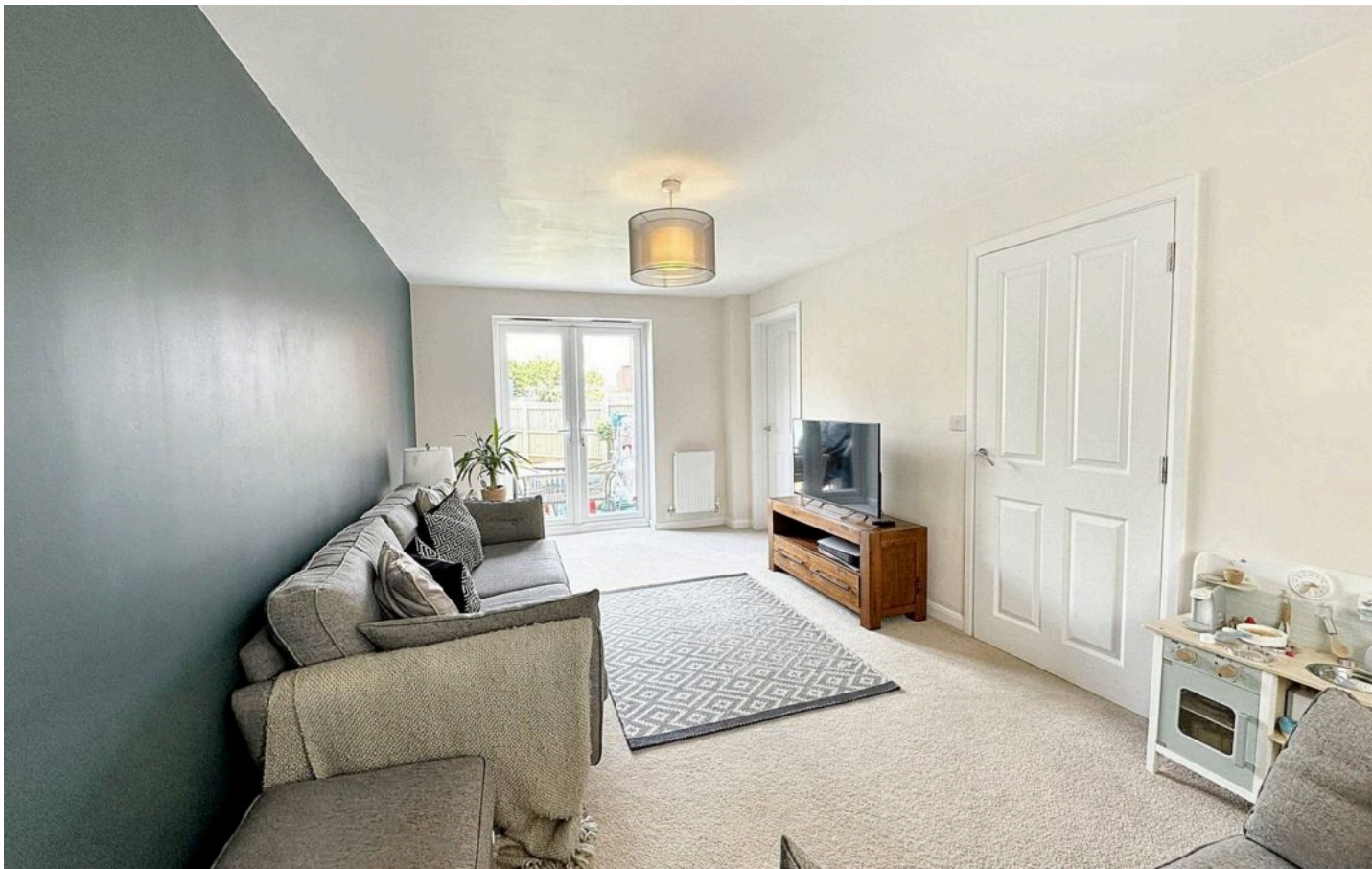
**Bedroom 3**

11' 7" x 7' 0" (3.54m x 2.14m)

**Family Bathroom**

5' 7" x 4' 4" (1.69m x 1.31m)





**GARDEN**

**CAR PORT**

1 Parking Space





# Tamworth Close, Grantham

Approximate Internal area: 963sq ft/ 89.4m<sup>2</sup>





## David Grace Estate Agents

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