



23 Lincoln Close, Grantham
Grantham

£365,000

DavidGrace





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Beautifully updated 4-bed detached home in Barrowby Gate. Spacious living, modern kitchen, large garden, conservatory, garage and two driveways and great location—ideal for growing families.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Prime Location in Barrowby Gate - Close to Schools, Town, Shops and Countryside
- Modern Kitchen/Diner- Updated with Quartz Worktops and Solid Oak Cabinets
- Spacious Lounge - Perfect for Relaxing and Family Time
- Separate Utility Room - Great for Laundry, Pets and Everyday Mess
- Large Wrap Around Conservatory - Versatile Space for a Home Office, Playroom or Extra Lounge with Added Air Conditioning
- Three Double Bedrooms and Generous Single Bedroom
- Large Rear Garden - Ideal for Entertaining, Play and Outdoor Living with Sunken Terrace Area
- Garage with Electric Roller Doors and Two Driveways
- EPC - tbc

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Entrance Hall

Living Room

16' 9" x 13' 9" (5.10m x 4.20m)

Kitchen/Diner

20' 0" x 11' 2" (6.10m x 3.40m)

Utility Room

11' 2" x 8' 6" (3.40m x 2.60m)

Conservatory

20' 4" x 17' 9" (6.20m x 5.40m)

Downstairs WC

4' 11" x 3' 7" (1.50m x 1.10m)

Bedroom 1

16' 9" x 12' 2" (5.10m x 3.70m)

Bedroom 2

10' 10" x 8' 2" (3.30m x 2.50m)

Bedroom 3

15' 5" x 7' 10" (4.70m x 2.40m)

Bedroom 4

9' 6" x 8' 2" (2.90m x 2.50m)

Family Bathroom

8' 2" x 6' 3" (2.50m x 1.90m)





GARDEN

GARAGE

Single Garage

DRIVEWAY

3 Parking Spaces



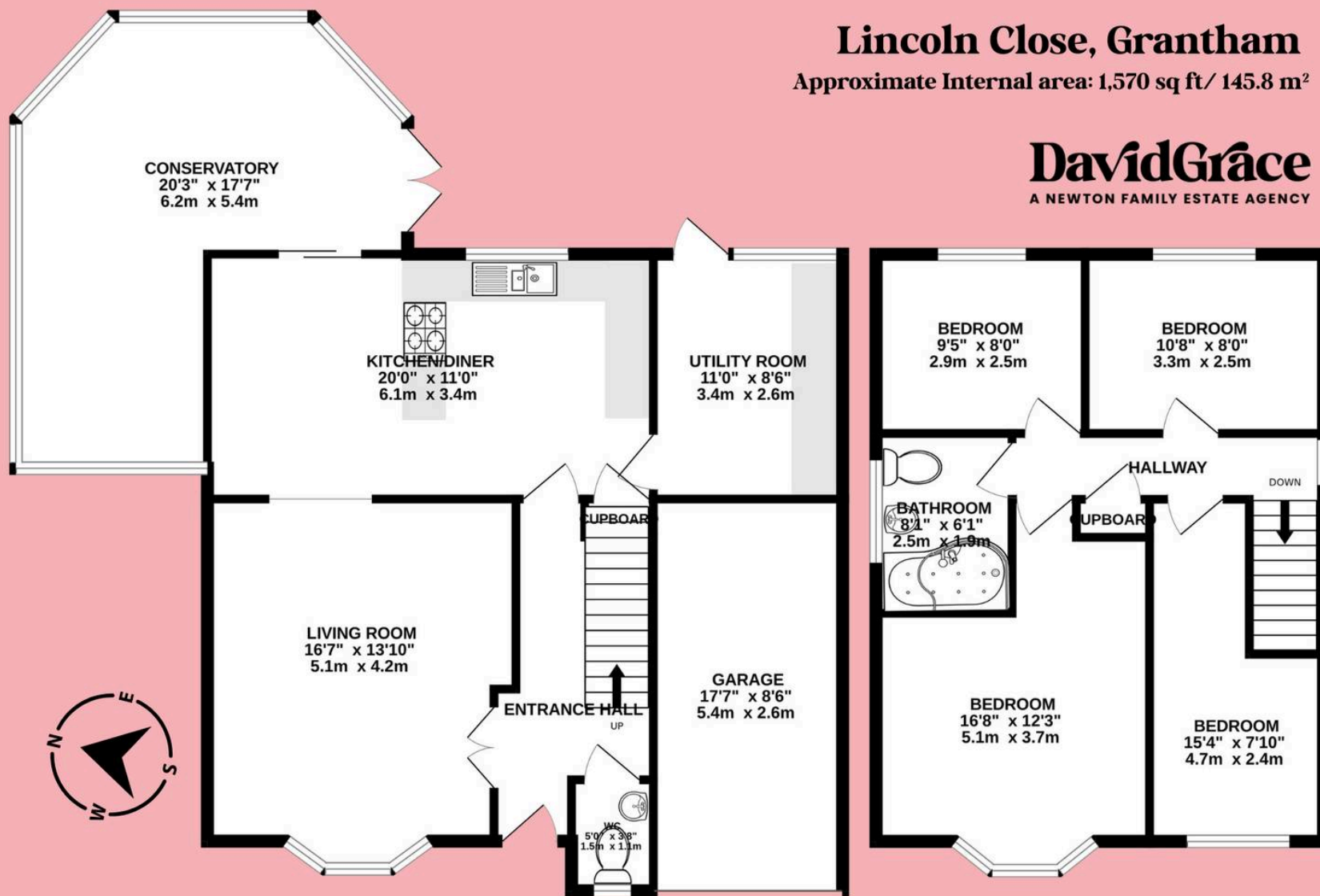




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Approximate Internal area: 1,570 sq ft/ 145.8 m²

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A NEWTON FAMILY ESTATE AGENCY



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