



Barrowby Road, Grantham NG31 8AB

welcome to

Barrowby Road, Grantham

***GUIDE PRICE £120,000 - £130,000* - TWO BEDROOM FIRST TIME BUYER HOME with 'NO CHAIN' - Looking for a home that you can move into in a good location, then this home is for you ! For an affordable home with no management charges, and close to the town centre and train station.**



Entrance

With upvc front door into the main living area.

Living Area/Kitchen

19' 4" max x 15' 6" max (5.89m max x 4.72m max)

This beautifully presented open plan living area, has a newly carpeted staircase to the first floor, Newly fitted navy satin coloured kitchen units at both floor and eye level with gold coloured handles and complimentary white marble effect worksurfaces over. Chrome sink unit with single drainer and mixer tap. To include indesit integrated oven, and electric touch Bosch hob, with decorative glass extractor hood. Built in fridge freezer, plus integrated washing machine and dishwasher. Beautiful white marble effect high gloss tiled floor, and upright radiator. Carpeted staircase to the first floor, and second upvc door leading off to the rear courtyard.

Shower Room

With fitted shower unit, vanity sink and rose gold coloured radiator, marble effect tiled flooring and upvc window to the rear.

First Floor Landing

Partly carpeted and part laminate flooring with a window to the rear aspect.

Master Bedroom

12' 6" x 8' 2" (3.81m x 2.49m)

With window to the front aspect, new dark grey carpet and upright radiator.

Bedroom Two

16' 1" x 7' 3" (4.90m x 2.21m)

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

General Description Outside

Block paved frontage to provide off road parking, with steps leading down to a pathway, which leads to the front door.

There is also a small courtyard accessible to the rear of this property, which would comfortably house an outside bistro set.

Agents Note:

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details



view this property online williamhbrown.co.uk/Property/GST112730



welcome to

Barrowby Road, Grantham

- Newly renovated two bedroom House
- Ideal for first time buyers or a great rental opportunity
- Open plan living area and kitchen
- two bedrooms to the first floor
- Available to move straight into with no chain

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£120,000 - £130,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST112730](https://www.williamhbrown.co.uk/Property/GST112730)



Property Ref:
GST112730 - 0007

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](https://www.williamhbrown.co.uk)