

Barrowby Road

Grantham



MOUNT & MINSTER



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A spacious and versatile home in a hugely sought-after location within walking distance of local amenities and schools, conveniently located to all the major transport links that make this superb town so popular for commuters.

- Detached Residence
 - Sitting Room
 - Home Office/Snug
 - Kitchen Diner
 - Wet Room
 - Utility
- Four Double Bedrooms
 - Two Bathrooms
- Front & Rear Gardens
 - Double Garage



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DESCRIPTION

Tucked away behind a private hedge on one of the most popular addressed in Grantham, this splendid homes enjoys plenty of space and light to create an airy and welcoming space for the privileged resident. The versatile accommodation not only includes the main lounge, but also a second reception room which is ideal as either snug/playroom, a large home office or even a fifth ground floor bedroom complemented by the bunded wet room opposite. The kitchen diner has an excellent aspect over the rear garden, whilst the four bedrooms are generous and all benefitting from integrated wardrobes, with two bath/shower rooms including an ensuite to the master bedroom.

OUTSIDE

The property is approached onto a tarmac driveway with ample private parking for multiple vehicles, with further parking and storage available via the vehicular access into the double garage. There is a paved pathway leading up to the covered front door, with a lawn running along side. The larger rear garden is equally very low-maintenance with a large lawn and a paved area providing an ideal space for outdoor dining and entertaining.

LOCATION

Grantham benefits from a fast and reliable rail service into London Kings Cross (1 hour). The town has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa.

Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer shopping village is currently being constructed.

SCHOOLS

Grantham is well-regarded for the quality of its local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand.





SERVICES

The property is centrally heated throughout with mains gas, water, drainage and electricity.

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: E

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

By prior arrangement with the Agents: 01476 851400

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:

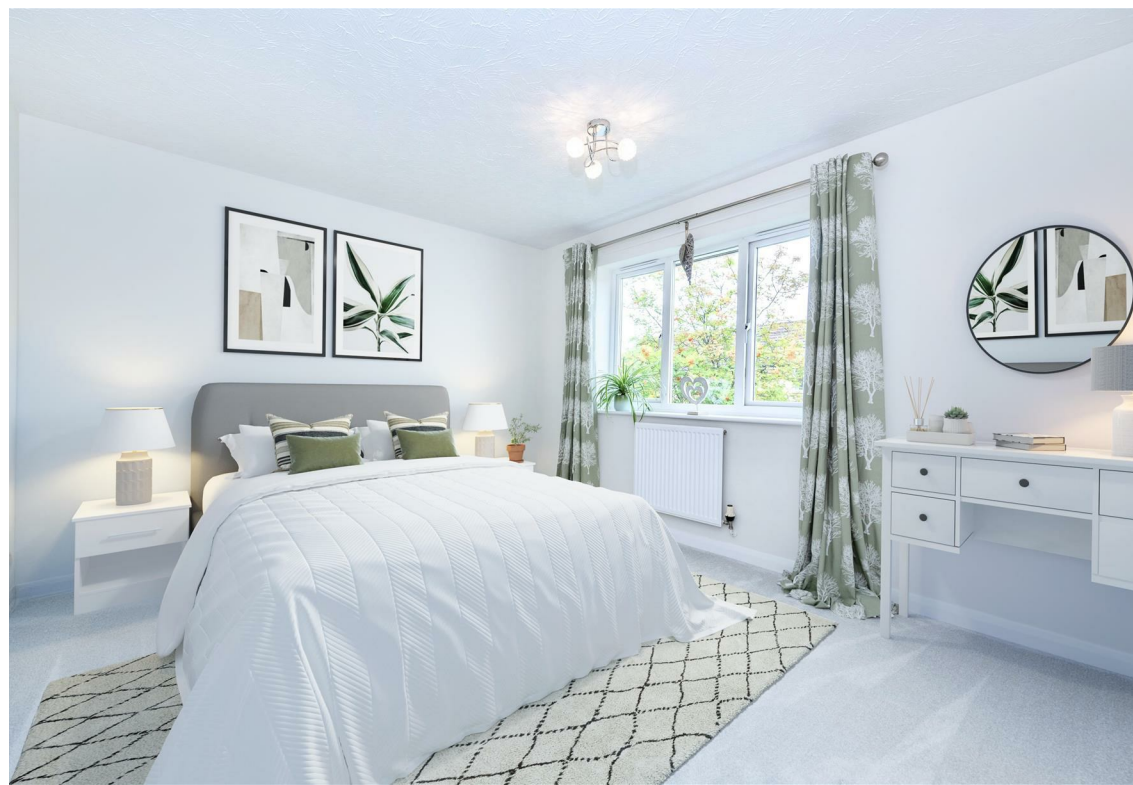
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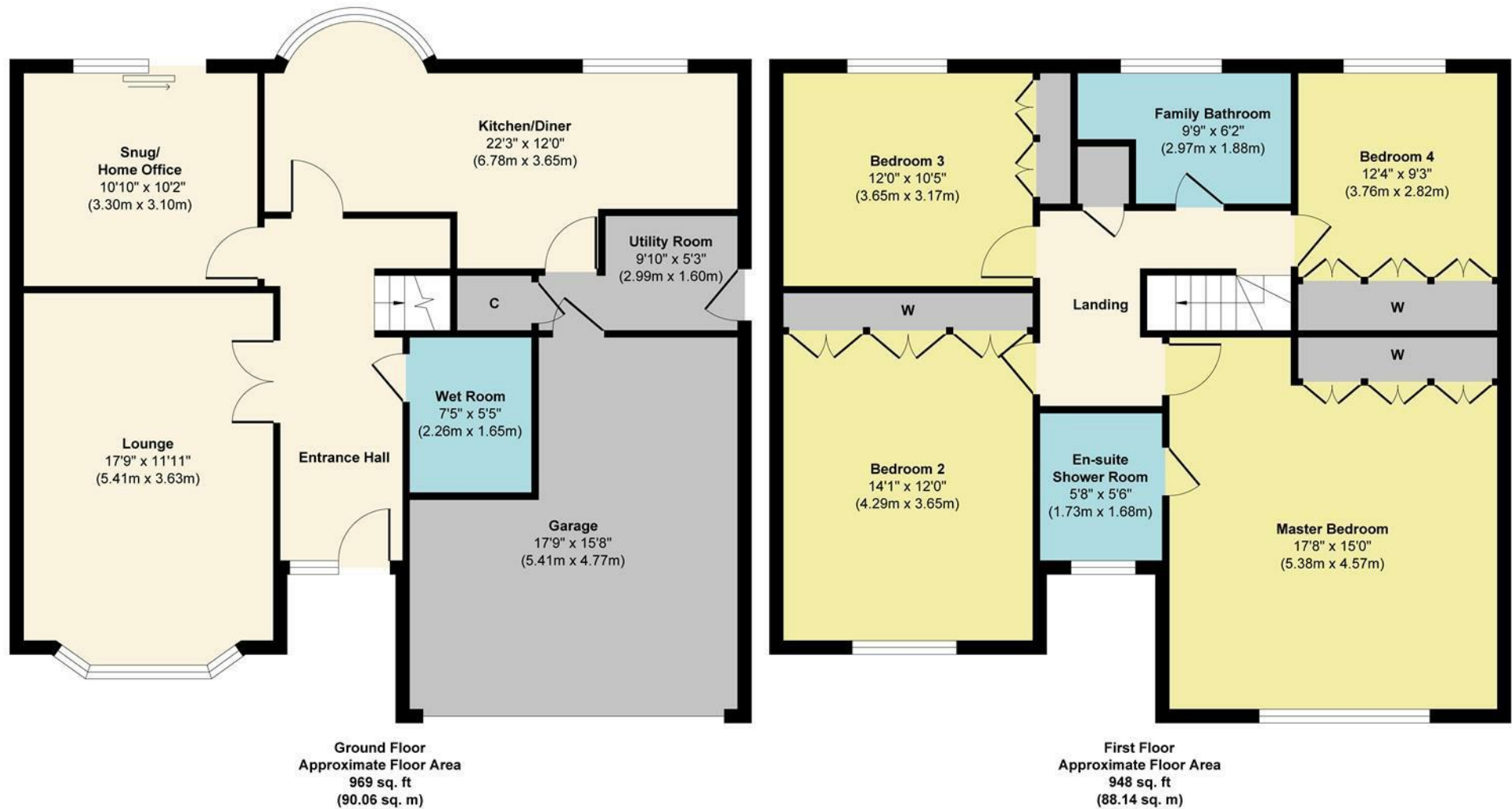
BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





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Approx. Gross Internal Floor Area 1918 sq. ft / 178.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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