



 **NEWTON**

85 Barrowby Gate, Grantham
£280,000

 **NEWTON FALLOWELL**

85 Barrowby Gate

Grantham

Beautiful three-bedroom detached home in Barrowby Gate, Grantham. Features spacious living, kitchen diner, garage, and great transport links. Close to schools and local amenities.

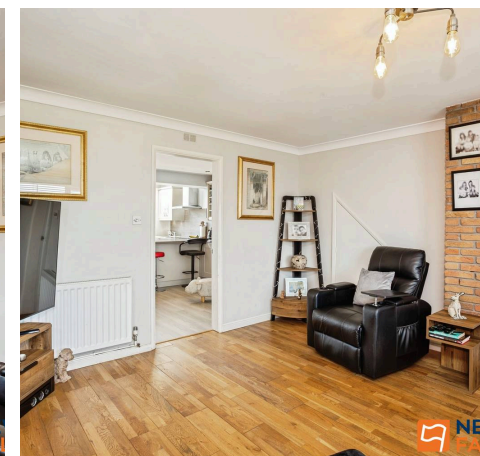
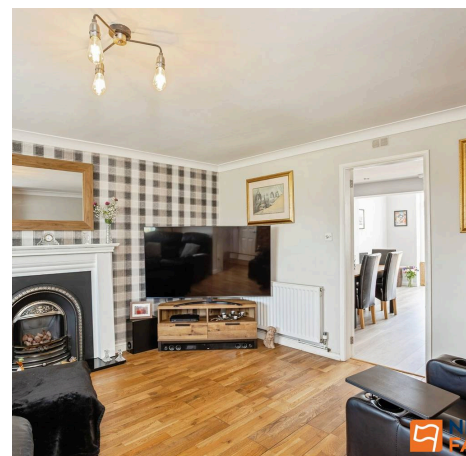
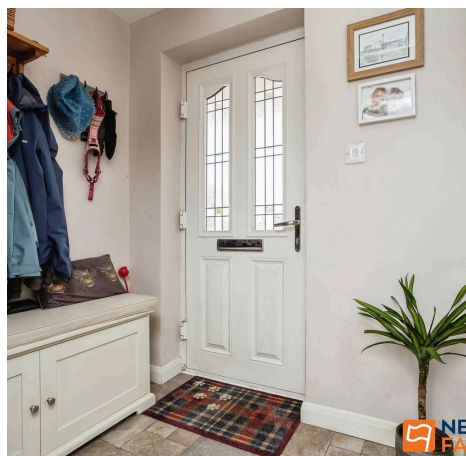
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three-bedroom detached home
- Sought-after Barrowby Gate location
- Spacious accommodation over two floors
- Stunning kitchen diner
- Skylight windows providing natural light
- Generous lounge area
- Three well-sized bedrooms
- Family bathroom
- Garage included
- Easy access to A1 and local amenities





ENTRANCE HALL

LOUNGE

15' 1" x 13' 3" (4.59m x 4.03m)

KITCHEN DINER

18' 0" x 15' 9" (5.49m x 4.80m)

BEDROOM ONE

12' 7" x 9' 2" (3.83m x 2.80m)

BEDROOM TWO

10' 4" x 9' 11" (3.15m x 3.03m)

BEDROOM THREE

9' 6" x 7' 1" (2.90m x 2.15m)

BATHROOM

6' 10" x 5' 7" (2.09m x 1.69m)

GARAGE

20' 0" x 9' 0" (6.09m x 2.75m)

COUNCIL TAX

The property is in Council Tax Band C

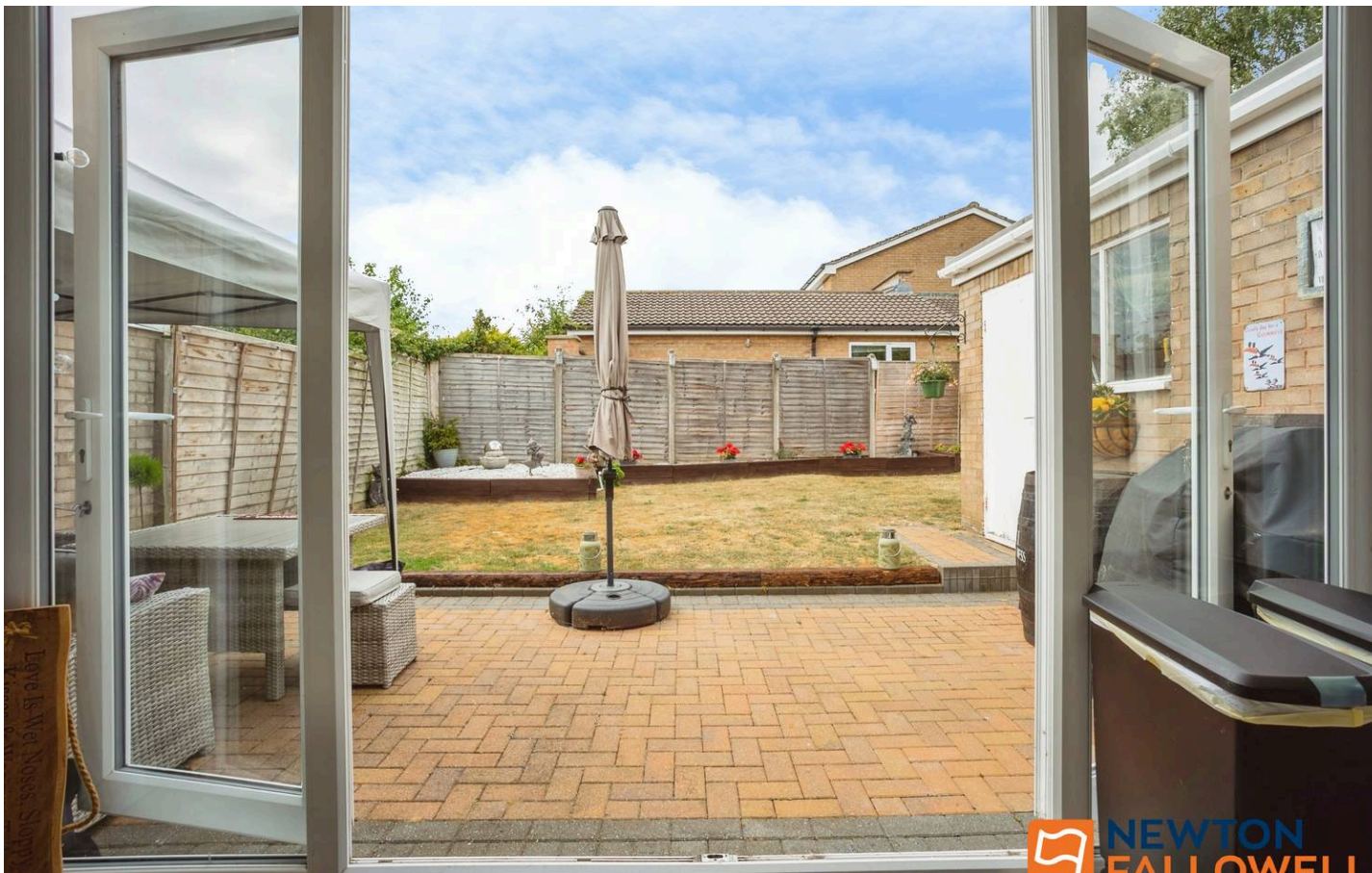
SERVICES

Mains water, gas, electricity and drainage are connected.

AGENTS NOTE

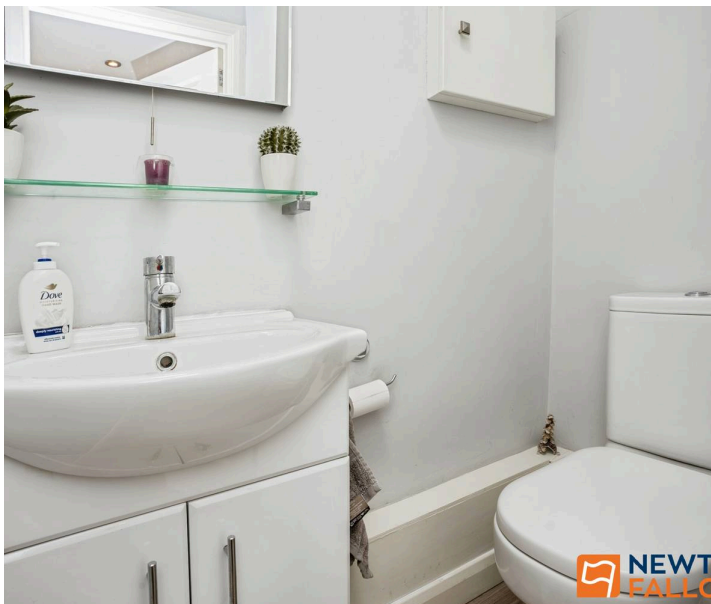
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

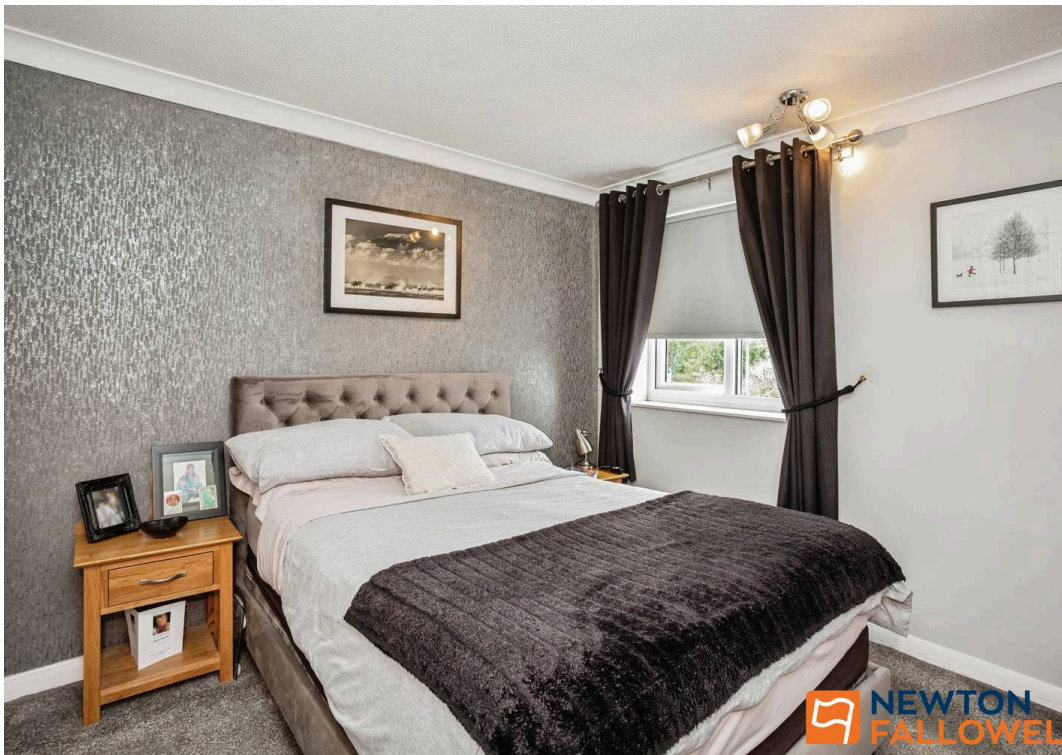


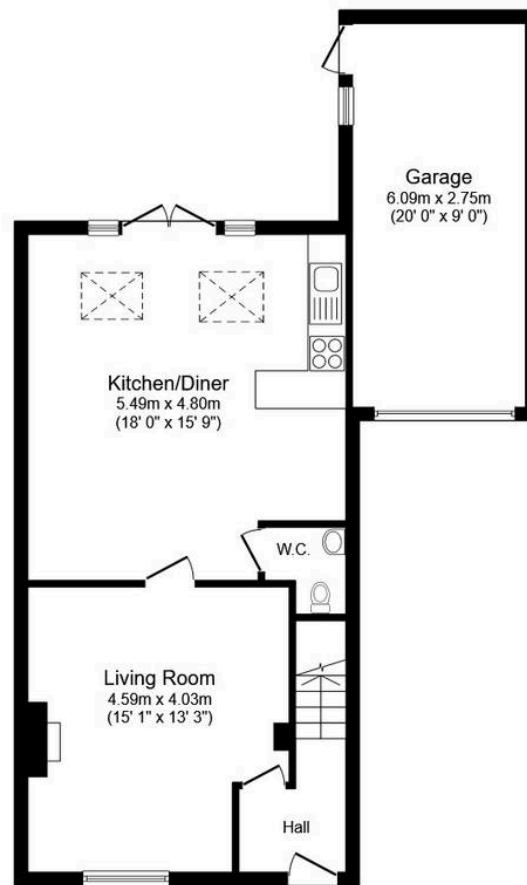


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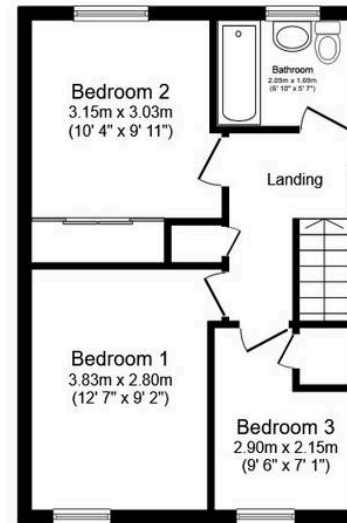
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services. For more information please call in the office or telephone 01476 591900.







Ground Floor



First Floor

Total floor area 107.4 sq.m. (1,156 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).
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