



8 Birmingham Close, Grantham

Guide Price £285,000 - £290,000



 **NEWTON FALLOWELL**

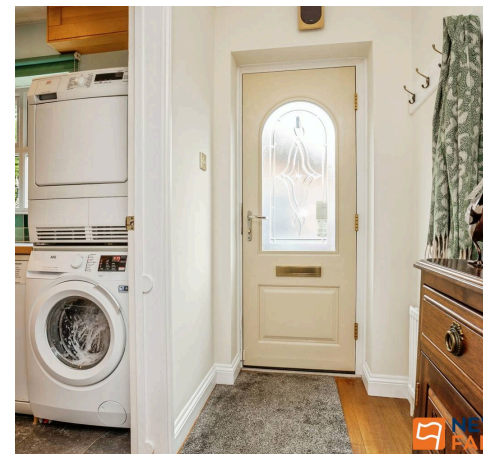
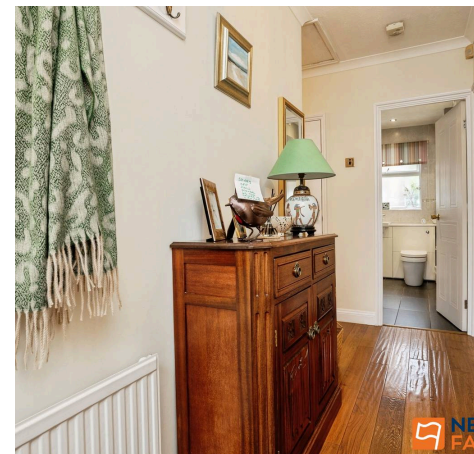
8 Birmingham Close

Grantham

Detached 3-bed bungalow in Barrowby Gate, close to town. Features spacious living, modern kitchen, utility, shower room, private garden, large driveway, and double garage. Council Tax band: C

Tenure: Freehold

- No Onward Chain!
- Popular Barrowby Gate Location
- Detached Three-Bedroom Bungalow
- Spacious Living Room / Dining Area
- Fitted Kitchen/Diner
- Shower Room
- Spacious Corner Plot
- Driveway Parking + Double Garage
- Close To Local Amenities
- Viewing Highly Advised





GRANTHAM

The property is within walking distance of local amenities, the town centre and railway station. Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

ENTRANCE HALL

A bright and welcoming central entrance hall featuring warm wood-effect flooring, neutral decor, and ceiling coving. Accessed via a UPVC front door with decorative frosted glass panels and a recessed mat well, the hall includes a wall-mounted radiator and handy coat hooks, providing seamless access to the living room, kitchen, shower room, and bedrooms

KITCHEN

9' 4" x 8' 1" (2.85m x 2.46m)

A functional kitchen fitted with a range of wall and base units, complemented by contrast work surfaces and vibrant teal tiled splashbacks. Integrated appliances include an eye-level oven, microwave, gas hob with extractor hood, and space/plumbing for laundry appliances and a dishwasher. A stainless steel sink with a mixer tap sits below a double-glazed window overlooking the side elevation, providing plenty of natural light.

LIVING ROOM / DINING AREA

19' 11" x 17' 4" (6.08m x 5.29m)

A spacious open-plan living and dining room flooded with natural light, featuring sliding glass patio doors that lead directly out to the rear garden. The living area centers around a fireplace with a wood-effect surround and patterned tile hearth, complete with carpeted flooring, inset spotlights, and decorative wallpaper detailing. The adjoining dining space offers ample room for a full table and chairs, illuminated by a pendant light fitting





SHOWER ROOM

8' 8" x 6' 5" (2.64m x 1.95m)

A modern shower room featuring fully tiled walls with a mosaic border, dark tiled flooring, and a heated towel rail. The suite comprises a glass corner shower cubicle, a semi-recessed wash hand basin set into a vanity storage unit, and a low-level WC. A double-glazed obscure window provides natural light and privacy

BEDROOM ONE

11' 1" x 8' 9" (3.37m x 2.67m)

A well-proportioned double bedroom benefiting from extensive built-in storage, including fitted wardrobes, bridging units over the bed area, matching chest units, and integrated shelving. Finished with carpeted flooring and neutral wall coverings, the room features a wall-mounted radiator and a wide double-glazed window providing natural light

BEDROOM TWO

9' 7" x 7' 9" (2.93m x 2.36m)

A comfortable double bedroom featuring a vibrant floral accent wall, built-in floor-to-ceiling wardrobes, and carpeted flooring. A walk-in bay window provides bright natural light, complete with an underlying wall-mounted radiator

BEDROOM THREE

8' 2" x 7' 7" (2.50m x 2.30m)

A versatile third bedroom currently arranged as a home office, featuring neutral walls, carpeted flooring, and high-level wall-mounted shelving. The space includes a wall-mounted radiator beneath a double-glazed window that allows for good natural light.

EXTERIOR

The exterior features a spacious, private rear garden laid mainly to lawn, framed by mature trees, hedging, and timber fencing. A paved patio area provides an ideal spot for outdoor seating and entertaining, accessible directly via sliding glass doors from the property. The garden also includes a stone feature water basin, a bird table, a garden shed, and a side access gate. To the front and side, a tarmac driveway offers off-road parking for multiple vehicles and leads to a detached double garage with twin up-and-over doors



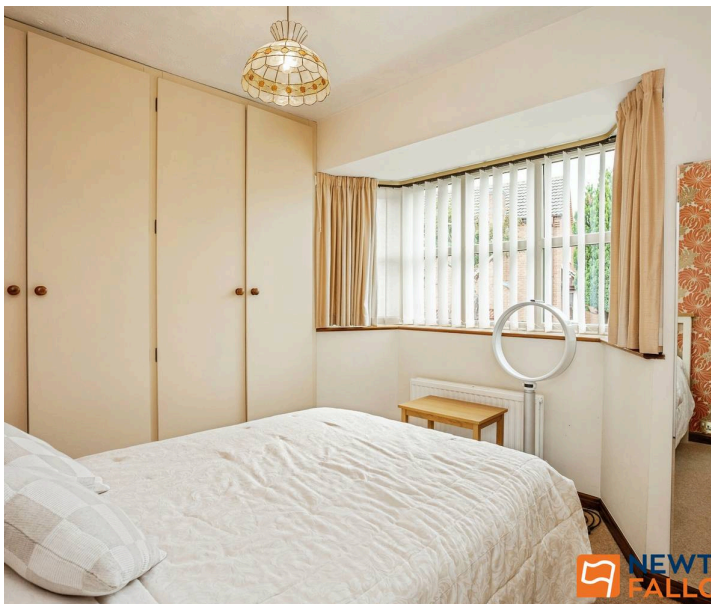


AGENTS NOTE

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ANTI-MONEY LAUNDERING CHECKS

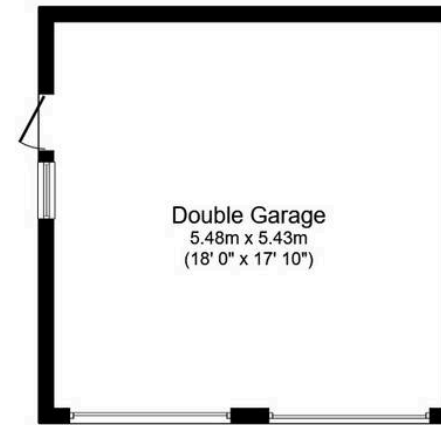
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Ground Floor



Garage

Total floor area 99.5 sq.m. (1,071 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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