



The Drift, Barrowby



- Two Double Bedrooms
- Terraced Home
- Stunning Rear Garden
- Ample Living Accommodation
- Well-Presented Throughout
- Off-Road Parking
- Freehold
- EPC rating TBC



Situated in the highly sought-after village of Barrowby, this well-presented two-bedroom mid-terraced home offers spacious and versatile accommodation, perfect for first-time buyers, small families, or investors.

The ground floor features a spacious and inviting lounge, leading through to a well-appointed kitchen/diner, ideal for both everyday living and entertaining. A bright conservatory to the rear provides additional living space and enjoys pleasant views over the garden. Upstairs, the property comprises two well-proportioned bedrooms and a modern family bathroom, all presented to a high standard throughout.

Externally, the property truly excels with a stunning private rear garden, offering a peaceful retreat and perfect space for outdoor dining or relaxation. The garden is further complemented by two useful outhouses, providing excellent storage or potential for a variety of uses. To the front, the property benefits from two off-road parking spaces.

Located within a popular village setting, the property enjoys easy access to local amenities, reputable schools, and transport links, making it a fantastic opportunity for a wide range of buyers.



BARROWBY

Barrowby is a popular and thriving village located just to the west of Grantham and offers easy access to the A1 for rapid north south road communication and the A52 to Nottingham (23 miles). The village is a very practical commuter destination with trains from Grantham to London King's Cross with a journey time from around 70 minutes. There is also a useful cross country train from Grantham to Nottingham. Amenities within the village include a good C of E Primary School, a bistro/coffee shop, the White Swan public house, and a Co-Op. There are comprehensive facilities and a range of national retailers represented in nearby Grantham. Opportunities for secondary education include the renowned King's School and Kesteven and Grantham Girls School.

ACCOMMODATION

PORCH

HALL

LOUNGE

3.81m x 4.37m (12'6" x 14'4")

KITCHEN / DINER

5.28m x 2.48m (17'4" x 8'1")

CONSERVATORY

2.97m x 3.35m (9'8" x 11'0")



BEDROOM ONE
2.83m x 4.36m (9'4" x 14'4")

BEDROOM TWO
2.48m x 3.33m (8'1" x 10'11")

BATHROOM
2.3m x 2.39m (7'6" x 7'10")

COUNCIL TAX

The property is in Council Tax Band A.

AGENTS NOTE

Please note these particulars 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.

NOTE

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.

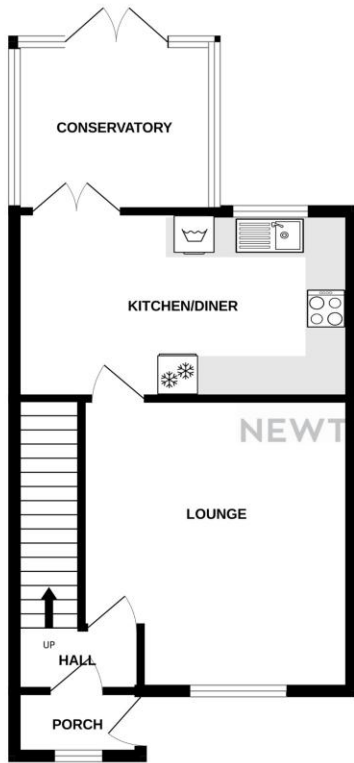
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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.

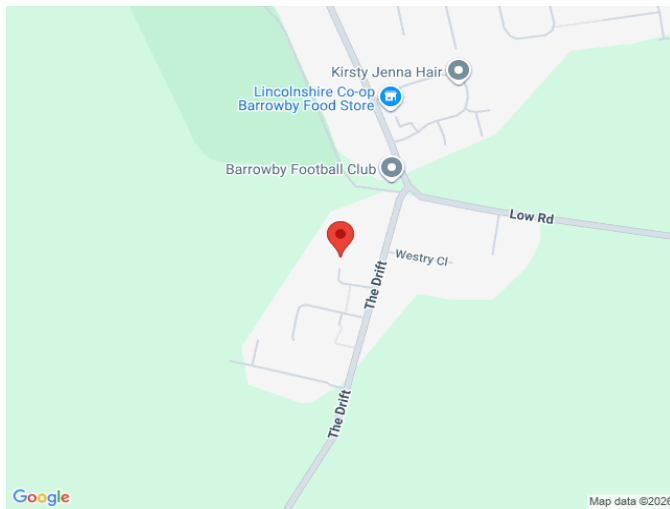
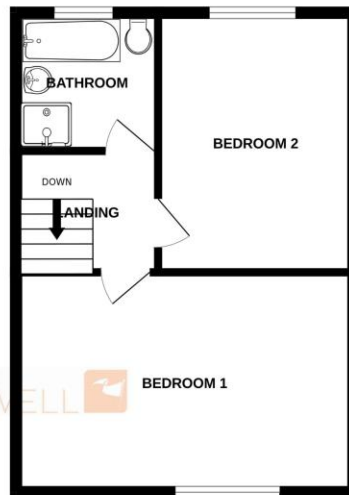


Floorplan

GROUND FLOOR



1ST FLOOR



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