



5 Ipswich Gardens, Grantham
Grantham

Offers Over £350,000

DavidGrace





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Spacious four-bed detached family home in a sought-after Grantham location, offering generous living space, a great garden and excellent access to schools, amenities and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four Bedroom Detached Family Home on the Popular Barrowby Gate Estate
- Large Living Room - Ideal for Film or Quiet Nights In
- Kitchen and Separate Dining Room - Ideal for Family Meals and Entertaining
- Utility Room and Downstairs WC
- Bedroom 1 with Ensuite - A Peaceful Retreat
- Bedroom 2 - Large Double with Built in Wardrobes
- Bedroom 3 and 4 - Good Sized Additional Bedrooms
- Modern Family Shower Room
- Established Rear Garden and Driveway for Two Cars
- EPC - tbc

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Hallway

Living Room

14' 9" x 11' 2" (4.50m x 3.40m)

Kitchen

18' 1" x 11' 6" (5.50m x 3.50m)

Dining Room

9' 2" x 9' 2" (2.80m x 2.80m)

Utility Room

WC

Storage

Landing

Bedroom 1

14' 9" x 12' 2" (4.50m x 3.70m)

Ensuite

Bedroom 2

11' 2" x 9' 2" (3.40m x 2.80m)

Bedroom 3

8' 10" x 8' 10" (2.70m x 2.70m)

Bedroom 4

11' 10" x 9' 2" (3.60m x 2.80m)

Bathroom





Set within the ever-popular Barrowby Gate Estate, this impressive four-bedroom detached home offers the space, comfort and lifestyle that growing families are searching for. Ideally positioned close to excellent schools, everyday amenities and great transport links, it's a home designed to make family life easy, right in the heart of Grantham.

The ground floor flows beautifully for both everyday living and entertaining. A generous living room provides the perfect setting for cosy evenings in or relaxed movie nights, while the spacious kitchen is the true hub of the home, ideal for busy breakfasts, family meals and hosting friends. A separate dining room encourages everyone to come together, whether for weeknight dinners or special occasions. Practical touches include a utility room, great storage throughout and a convenient downstairs WC.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The main bedroom is a peaceful retreat, complete with its own en-suite, perfect for escaping the morning rush. Bedroom two is a comfortable double with built-in wardrobes, while bedroom three is a generous single. Bedroom four, currently used as a home office with a Velux window, could easily become another double bedroom if needed. A modern family shower room completes the first floor.

Outside, you'll find a large, established rear garden, ideal for children to play, summer barbecues or simply unwinding at the end of the day. A driveway provides off-road parking for at least two vehicles, adding to the home's everyday convenience.

A spacious, well-located family home that truly ticks the lifestyle boxes, ready for its next chapter.





