



**Barrowby Road, Grantham NG31 8AB**

**welcome to**

**Barrowby Road, Grantham**

OFFERS OVER £115,000 - An affordable home with no management charges. Walking distance to the town centre and train station, with open plan living accommodation and off-road parking. Master bedroom with en-suite. Modern interior.



## **Entrance**

With upvc front door into the main living area.

## **Living Area/kitchen**

15' max x 15' 6" max ( 4.57m max x 4.72m max )

This beautifully presented open plan living area, has a newly carpeted staircase to the first floor, Newly fitted navy satin coloured kitchen units at both floor and eye level with gold coloured handles and complimentary white worksurfaces. Black in built sink unit with drainer and mixer tap. To include CDA integrated oven, and zanussi induction hob. Built in fridge freezer, and logik washing machine. Beautiful white marble effect high gloss tiled floor, and upright radiator.

## **Master Bedroom**

16' 4" max x 12' 6" max ( 4.98m max x 3.81m max )

With newly fitted dark grey carpeting, window to the front aspect and upright radiator.

## **Ensuite Shower Room**

Newly fitted shower room, comprising of shower

## **General Description Outside**

Gravelled frontage to provide off road parking. Steps leading down to a pathway, which leads to the front door.



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welcome to

## Barrowby Road, Grantham

- GREAT LOCATION
- Main living area and kitchen
- Master bedroom with ensuite bathroom
- All modern fitments throughout including floor coverings
- 

Tenure: Freehold EPC Rating: D

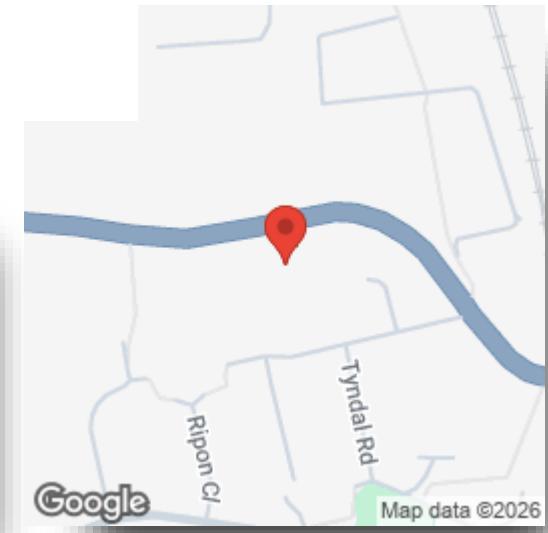
Council Tax Band: A



offers over

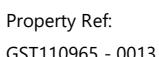
**£115,000**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



The Property  
Ombudsman

Property Ref:  
GST110965 - 0013

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01476 566363**



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)