



Ben Venuto Low Road, Barrowby

Grantham, Lincolnshire, NG32 1DJ

NEWTONFALLOWELL 

Ben Venuto, Low Road, Barrowby Grantham, Lincolnshire, NG32 1DJ By Auction £90,000

FOR SALE BY UNCONDITIONAL AUCTION
in partnership with SDL Auctions
Full terms and conditions are available on the SDL Auctions website.

GUIDE PRICE £90,000 - Located within the village of Barrowby is this superb opportunity for a buyer to secure a home that they can apply their own vision too. The accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Lobby, Cloakroom, TWO BEDROOMS, STUDY/BOX ROOM and a Shower Room. The property also features UPVC double glazing and gas fired central heating powered by a combination boiler. Outside there is a long front garden, with a driveway for around 4 cars leading to a Garage. To the rear, there are further large gardens to make the very most of. It should be noted this home has a flat roof and is therefore of 'non-standard construction' the buyer should seek advice from an independent financial advisor if a mortgage is to be used to purchase. Please speak to our sales office who can arrange a free chat with our mortgage specialist, Sharon. Sold with no onward chain.

The National Property Auction will be conducted behind closed doors by auctioneers Andrew Parker and Graham Penny.

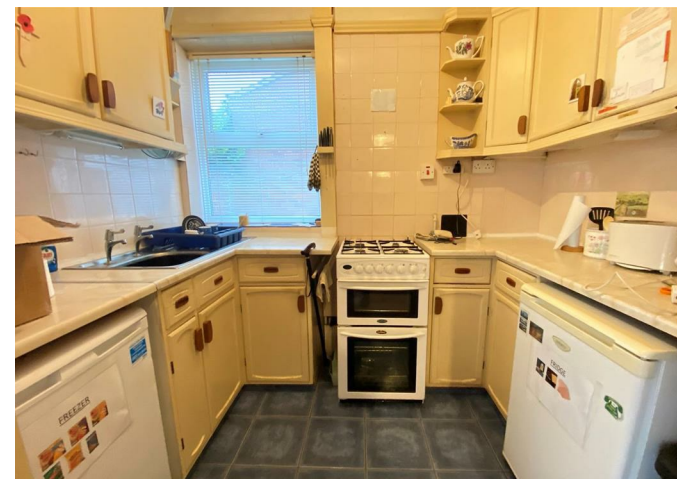
The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12 pm on Wednesday 24th March 2021.

The online auction will commence on Thursday the 25th March 2021 at 10:30 am

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed entrance door, smoke alarm, stairs rising to the first floor landing, double radiator and under stairs storage cupboard with obscure glazed window to the side, lighting and gas meter.



LOUNGE

11'1" x 11'0" (3.38m x 3.35m)

With obscure glazed door from the hall, uPVC double glazed window overlooking the generous front lawn garden, double radiator, picture rail and living flame gas fire set into a tiled Art Deco style surround and hearth with a wooden mantel.

DINING ROOM

11'6" x 11'1" (3.51m x 3.38m)

Having glazed windows looking into the conservatory, glazed door into the conservatory, double radiator, wall mounted gas fire and open arch to:

KITCHEN

8'4" x 5'9" (2.54m x 1.75m)

With uPVC double glazed window to the side aspect, ceramic tiled floor, roll edge work surface with inset stainless steel sink and drainer, eye and base level units, space for under counter fridge and freezer, space for free-standing gas cooker, electric cooker point.

CONSERVATORY

11'8" x 10'10" (3.56m x 3.30m)

Of uPVC panelled construction with uPVC double glazed units and a polycarbonate roof, having uPVC half double glazed door to the garden, space and plumbing for washing machine, power and lighting. Door to:

LOBBY

With glazed window to the rear, tiled flooring and access into:

CLOAKROOM

With obscure glazed window to the side aspect, a white WC and wall mounted Glow-worm gas fired combination boiler.

FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, smoke alarm.

BEDROOM ONE

11'7" x 9'10" (3.53m x 3.00m)

Having uPVC double glazed window overlooking the rear garden and sports field beyond, single radiator, linen storage cupboard and three double built-in wardrobes.

BEDROOM TWO

11'0" x 9'10" (3.35m x 3.00m)

Having uPVC double glazed window to the front aspect, single radiator, double built-in wardrobe.

STUDY / BOXROOM

6'0" x 5'10" (1.83m x 1.78m)

With uPVC double glazed window to the corner offering a view to the side and front aspect, single radiator.

SHOWER ROOM

6'8" x 5'10" (2.03m x 1.78m)

With uPVC double glazed window to the rear aspect, double radiator and a 3-piece white suite comprising low level WC, wash handbasin and a walk-in shower cubicle with glazed shower screen and mains fed shower within.

OUTSIDE

There is a generous lawn garden to the front with a long driveway providing off-road parking approximately 4 cars. The rear garden is also of a very good size, the majority of which is laid to lawn, with two sheds, fencing and hedging to the boundaries and a gate at the bottom giving access to the sports fields at the rear.

GARAGE

17'3" x 7'7" (5.26m x 2.31m)

With up-and-over door, door to the rear, glazed window to the rear, power and lighting.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B. Annual charges for 2020/2021 - £1,412.60

DIRECTIONS

From High Street continue on to Watergate turning left at the traffic lights and following the road over the roundabout adjacent to Asda on to the A52 Barrowby Road. Continue out of town, over the A1 and taking the left turn in to Barrowby along Rectory Lane which runs in to Main Street then Low Road. The property is on the right-hand side.

BARROWBY VILLAGE

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 Kings 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 well-known local butcher, the Cakehole bistro/coffee shop and the White Swan public house. and a Post Office. There are comprehensive facilities and a range of national retailers represented in nearby Grantham. Opportunities for secondary education include the renowned Kings School and Kesteven and Grantham Girls School.

AGENT'S NOTE

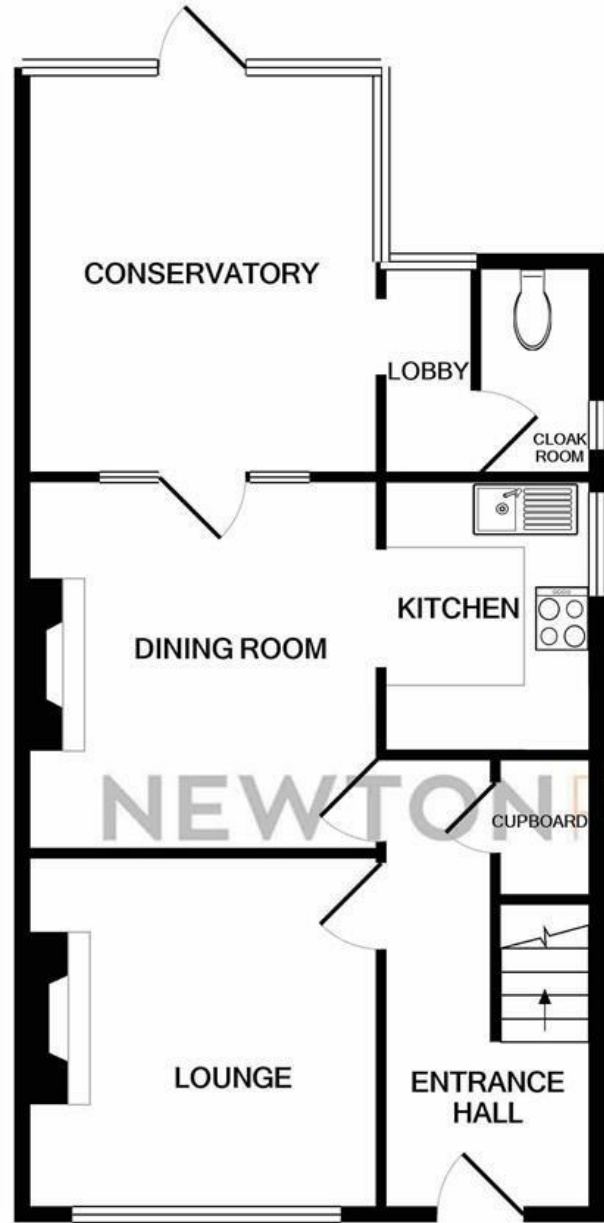
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a 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 £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 £250 if you use their services.

For more information please call in the office or telephone 01476 591900.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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