



161 Barrowby Road,
Grantham, Lincolnshire, NG31 8AJ

NEWTONFALLOWELL 

161 Barrowby Road,
Grantham, Lincolnshire, NG31 8AJ
Guide Price £400,000 to £425,000

NOTE : Due to the high level of interest and offers on this property, best and final offers are required to be submitted by Thursday, 25th March 2021.

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB.

GUIDE PRICE £400,000 to £425,000 - Located on a plot of approximately 1/4 of an acre, is this spacious detached bungalow that has been the very happy home of the current owner for almost 45 years and has never been offered to the market for sale. The spacious and ready to move into accommodation comprises of Reception Hall, Large Lounge, Dining Room, Stylish Breakfast Kitchen, FOUR GENEROUS BEDROOMS with a modern En-suite to Bedroom One and a 4-piece Family Bathroom. The property also boasts uPVC double glazing and gas fired central heating. Outside of the property, to the front, there is a block paved driveway leading to the attached Garage which boasts an electrically operated up and over door. The front gardens are impeccably maintained and give a high degree of kerb appeal. The gardens to the rear are south-facing, impeccable and generous, with a selection of seating areas, a summerhouse and a shed for additional storage. This home is being sold with no onward chain.



Note

The entire property has been fitted with Everest uPVC double glazing to windows and doors.

The room layout mentioned in the brochure is in the order you would walk through the property.

ACCOMMODATION

ENTRANCE HALL

With uPVC half obscure double glazed entrance door, uPVC obscure tall standing window adjacent to the door, double and single radiator, smoke alarm, drop down loft hatch with pull-down ladder, airing cupboard housing the hot water tank and having shelf storage and a cloaks cupboard with shelving.

LOUNGE

21'7" x 15'0" (6.58m x 4.57m)

Having uPVC double glazed bow window to the front aspect, uPVC double glazed window to the side aspect, two double radiators, smoke alarm and living flame gas fire set into a marble surround and hearth with a marble mantel. An open archway leads into:

DINING ROOM

9'5" x 8'9" (2.87m x 2.67m)

Having uPVC double glazed window to the side aspect, single radiator and smoke alarm.

4-PIECE FAMILY BATHROOM

8'5" x 8'1" (2.57m x 2.46m)

Having uPVC obscure double glazed window to the side aspect, chrome heated towel radiator, recessed spotlighting with integrated extractor fan, shaver socket, fully tiled walls and floor and a 4-piece white suite comprising low level WC with hidden cistern with worktop space over, wash handbasin set into vanity unit with generous storage beneath, panelled bath and a fully tiled shower cubicle with sliding glazed shower screen and electric shower within.

BREAKFAST KITCHEN

15'8" max x 13'9" max (4.78m max x 4.19m max)

An 'L' shaped room, having uPVC double glazed window overlooking the rear garden, uPVC half obscure double glazed door to the garden, ceramic tiled floor, composite high heat tolerance work surface with drainer grooves and inset stainless steel sink with high rise mixer tap over, Neff 4-ring ceramic hob with extractor hood over, an extensive range of cupboards and drawers providing storage with matching eye level units including glass fronted display cabinets, integrated washing machine, integrated Neff dishwasher, integrated Neff double electric oven, integrated fridge with freezer space, countertop lighting and recessed LED spotlighting.



BEDROOM THREE

10'4" x 9'5" (3.15m x 2.87m)

Having uPVC double glazed window to the rear aspect, single radiator and an extensive range of bedroom furniture to include wardrobes and chest of drawers.

BEDROOM ONE

17'1" x 12'10" (5.21m x 3.91m)

Having uPVC double glazed window to the side and rear rear aspect overlooking the garden, double radiator, an extensive range of built-in bedroom furniture to include wardrobes, bedside units and dressing table.



EN SUITE

6'8" x 5'7" (2.03m x 1.70m)

Having uPVC obscure double glazed window to the rear aspect, chrome heated towel radiator, porcelain tiled floor, recessed spotlighting, vanity mirror with light, shaver socket, fully tiled walls, downlighting incorporating extractor fan and a 3-piece white suite comprising low level WC with hidden cistern, wash handbasin set into a vanity unit with storage beneath and a fully tiled over sized shower cubicle with glazed shower screen and an electric shower within.

BEDROOM TWO

13'0" x 12'0" (3.96m x 3.66m)

With uPVC double glazed window to the front aspect and single radiator.



BEDROOM FOUR

9'10" x 8'9" (3.00m x 2.67m)

(Currently used as an office). Having uPVC double glazed window to the front aspect, single radiator and smoke alarm.

OUTSIDE

The property is positioned on a generous plot with a wall to the front boundary, a block paved driveway which offers generous parking for several cars and lighting on bollards, which also leads to the garage. There is a lawned garden with many established shrubs to the borders including rhododendrons, further outside lighting and a block paved pathway to the left-hand side leads to the rear garden as well as a pathway to the opposite side which also leads to the rear garden.

The rear garden is south facing with block paving across the entire width of the bungalow onto a shaped lawn. There is outside lighting, a cold water tap, outside security lighting, mature trees, established flowers and shrubs to the borders and fencing and hedging to the boundaries. There is a timber SUMMERHOUSE and a timber SHED at the bottom of the garden both sitting on an attractive paved area with inset trees, rockery and lighting.

GARAGE

31'1" maximum x 8'2" (9.47m maximum x 2.49m)

With electrically operated up-and-over door, obscure glazed window to the side aspect, wall mounted electrical consumer unit, wall mounted modern gas meter, wall mounted ELECTRIC CAR CHARGING POINT and additional space for appliances i.e. tumble dryer, fridge, freezer etc. (appliances in situ all available by separate negotiation). There is also a stainless steel sink and drainer with cupboards for storage.

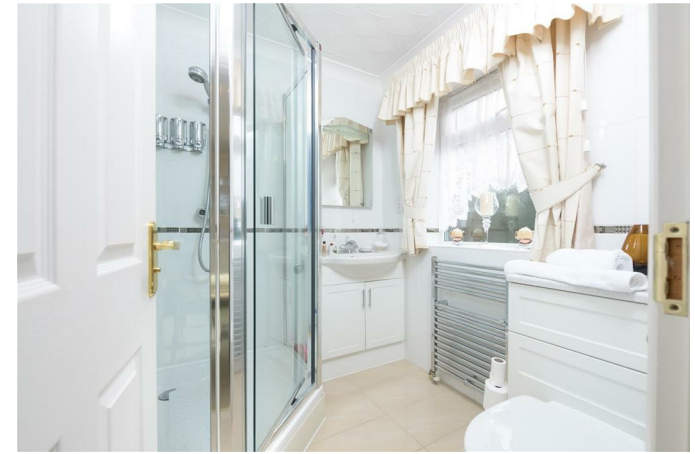
Included in the garage measurement is also a lobby area at the rear housing the wall mounted gas fired central heating boiler and door into the garage.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band E. Annual charges for 2021/2022 - £2,244.37





DIRECTIONS

From High Street continue on to Watergate taking the left turn at the traffic lights and proceeding over the roundabout adjacent to Asda, under the railway bridge, on to Barrowby Road (A52). Continue up the hill, over the roundabout and the property is on the right-hand side.

GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops on Barrowby Gate and the Poplar Farm Primary School is within easy distance. There is also a regular bus service to the town close by.

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.

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.

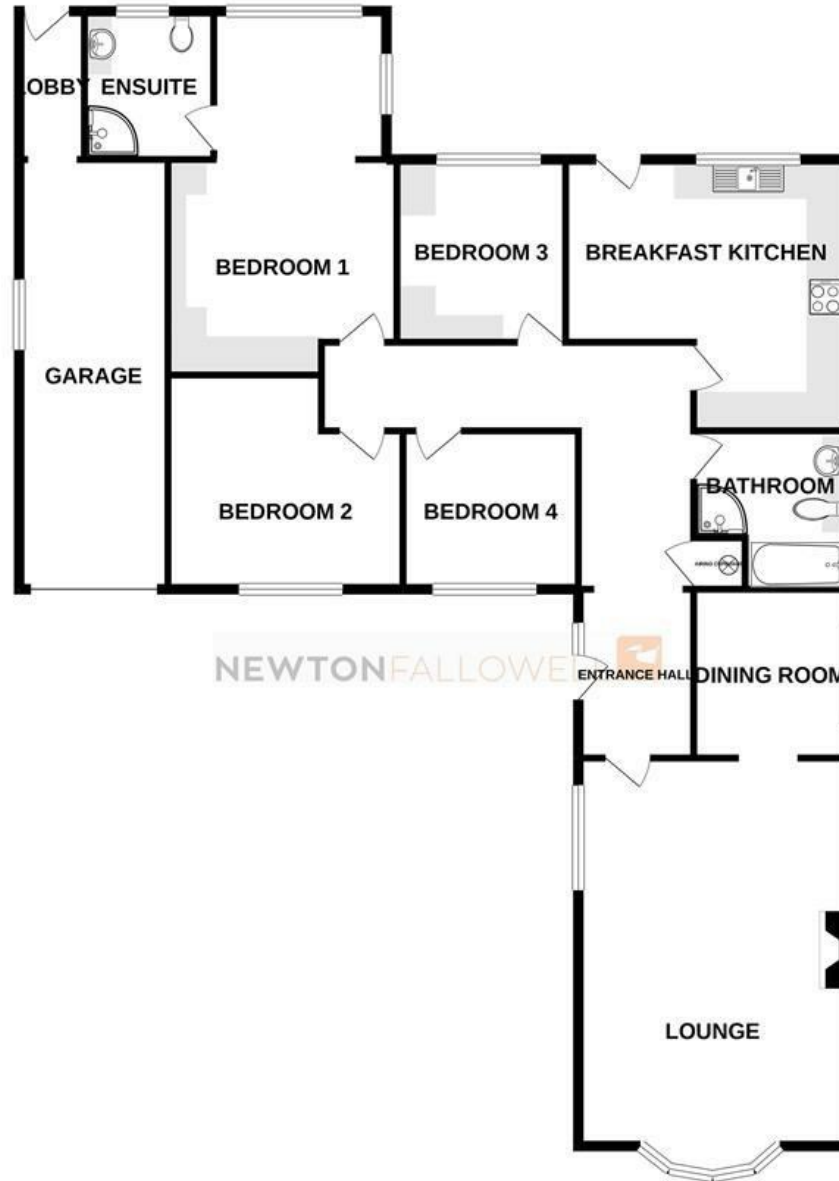
Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.





GROUND FLOOR
1757 sq.ft. (163.3 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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		
(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		



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 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 £250 if you use their services.

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

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TOTAL FLOOR AREA : 1757 sq.ft. (163.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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