



277 Barrowby Road,
Grantham, Lincolnshire, NG31 8NR

NEWTONFALLOWELL 

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Grantham, Lincolnshire, NG31 8NR
£295,000

An established modern detached house situated close to the western edge of the town with convenient for access to the nearby A1. The property is offered for sale with early vacant possession and offers surprisingly spacious accommodation comprising an entrance hall, cloakroom, large lounge with dining area off, kitchen, conservatory, three bedrooms and two well fitted bathrooms. There is a large attached garage, ample parking and a south facing rear garden.

ACCOMMODATION

ENTRANCE HALL

6'9" x 8'10" (2.06m x 2.69m)

With hardwood entrance door, tiled flooring, coving, radiator and door to the garage.

CLOAKROOM

6'9" x 2'10" (2.06m x 0.86m)

Having uPVC double glazed window to the rear aspect, low level WC and wash handbasin, radiator, tiled flooring.



LOUNGE

19'7" maximum x 16'11" (5.97m maximum x 5.16m)

A large open plan lounge/diner with two uPVC double glazed windows to the front elevation, two radiators, feature fireplace with inset coal effect fire, stairs rising to the first floor landing, under stairs storage cupboard, coving and laminate flooring. Archway to:

DINING AREA

12'0" x 8'11" (3.66m x 2.72m)

With laminate flooring, coving, radiator and French door to conservatory.

CONSERVATORY

16'10" x 8'10" (5.13m x 2.69m)

A spacious conservatory of dwarf brick wall construction with uPVC double glazed units above, uPVC double glazed French doors to the side and vertical tubular radiator.

FIRST FLOOR LANDING

Having half landing with uPVC double glazed window to the side elevation, loft hatch access, built-in shelved linen cupboard.

BEDROOM ONE

13'0" maximum x 12'2" plus wardrobes (3.96m maximum x 3.71m plus wardrobes)

Having uPVC double glazed window to the rear elevation, two built-in double wardrobes, radiator and coving.

EN SUITE BATHROOM

7'10" x 5'5" (2.39m x 1.65m)

With panelled bath with shower and glazed screen over, wash handbasin and low level WC, fully tiled walls, tiled floor, chrome tubular radiator.

BEDROOM TWO

14'3" x 9'2" (4.34m x 2.79m)

With uPVC double glazed window to the front elevation, radiator and coving.

BEDROOM THREE

10'1" x 7'7" (3.07m x 2.31m)

With uPVC double glazed window to the front elevation and radiator.

BATHROOM

6'7" x 6'4" (2.01m x 1.93m)

With uPVC obscure double glazed window to the rear elevation, a white suite comprising panelled bath with shower and screen over, wash handbasin and low level WC, fully tiled walls, tiled floor and radiator.

OUTSIDE

The property is approached by a tarmac driveway with lawn and shrubs and there is an additional paved parking area to the side of the garage where there are double doors to the rear. There are external power points, cold water tap, outside lighting and the tapering rear garden, which is south facing, includes a large paved patio/hardstanding area with low gate through to a lawn, shrubs and trees and timber SHED for storage. There is close boarded fencing to the boundaries.

GARAGE

16'3" x 15'3" (4.95m x 4.65m)

With up-and-over door, power and lighting, electrical consumer unit and doors to rear garden and hallway.

NOTE

The pegged area to the property frontage and top section of the drive is excluded from the sale and forms a visibility splay for the adjacent development road. The purchaser will have a permanent and unhindered right of access over this section of the driveway to access the property being sold. A low level fence will be erected to define a new front boundary. A plan showing these areas is available upon request.

SERVICES

Mains water, gas, electricity and drainage are connected.



COUNCIL TAX

The property is in Council Tax Band D. Annual charges for 2021/2022 - £1,836.30

DIRECTIONS

From High Street continue on to Watgate 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 along on the left-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 are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

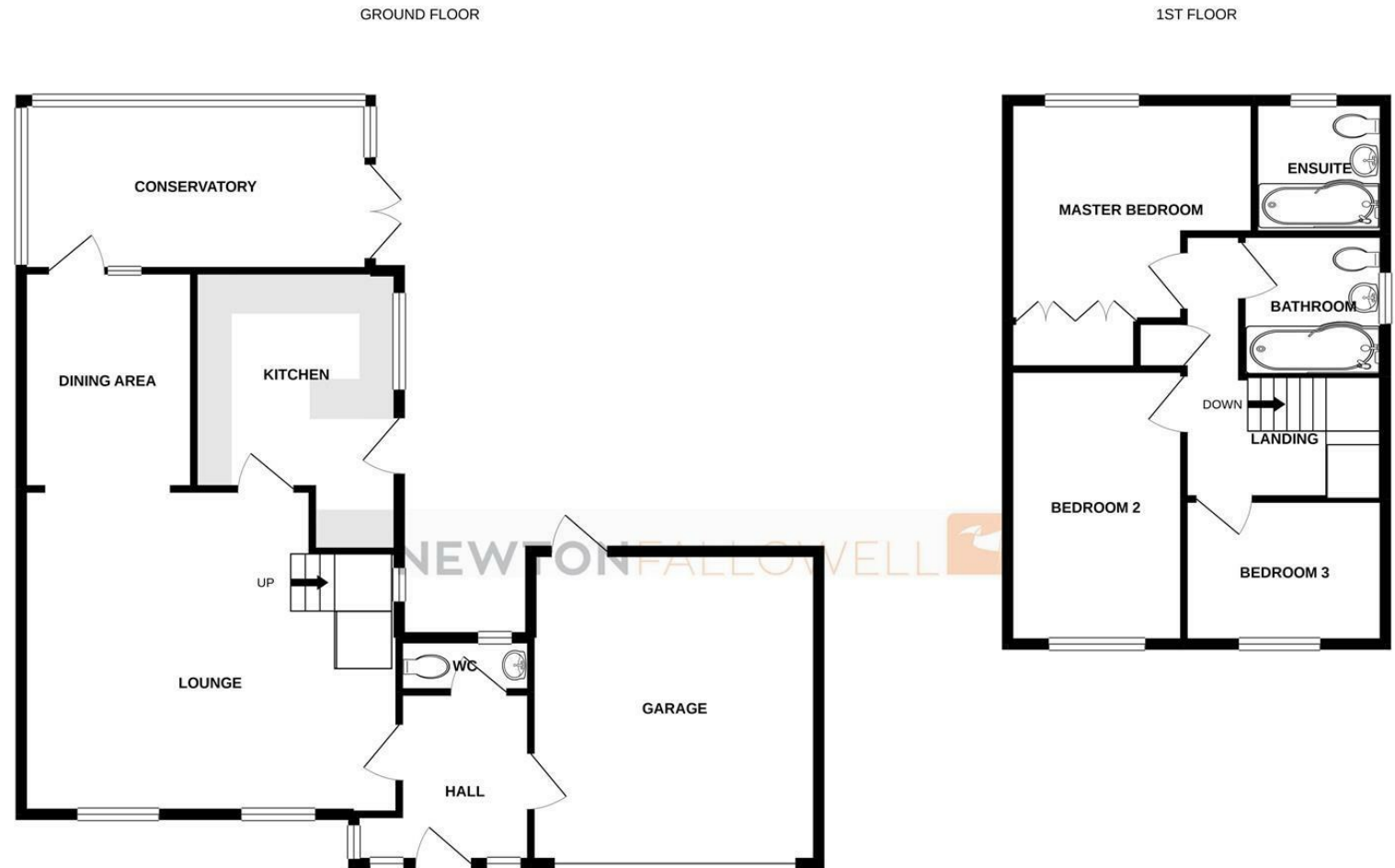


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



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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