257 Barrowby Road,

Grantham, Lincolnshire, NG31 8NR

NEWTONFALLOWELL

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Guide Price £350,000

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - A modern detached house standing in a corner position to the West of the town centre with good access to local amenities and road networks. Offered for sale with early vacant possession and no onward chain, the property offers the following accommodation: Enclosed porch, entrance hall, cloakroom, study, kitchen/breakfast room, utility room, dining room, conservatory, lounge, master bedroom with an en suite shower room, three further bedrooms (the fourth bedroom is currently a dressing room in open plan with Bedroom 1 but could revert to a bedroom with modest alteration) and a family bathroom. There is a DOUBLE GARAGE, plenty of off-road parking, and private south facing garden. The property will appeal to a range of purchasers and could suit the needs of a growing family.

ACCOMMODATION

ENTRANCE PORCH

9'6 x 3'5" (2.90m x 1.04m)

With sliding uPVC double glazed entrance door, tiled flooring and inner uPVC door to:

ENTRANCE HALL
15'8" x 7'1" (4.78m x 2.16m)
With stairs rising to the first floor landing, under stairs storage cupboard, radiator, coving.

CLOAKROOM
6'4" x 4'1" (1.93m x 1.24m)
With a white suite comprising low level WC and pedestal wash handbasin, tiled walls, radiator, extractor fan and coving.

INNER LOBBY
With door to the garage.

STUDY
9'8" x 7'4" (2.95m x 2.24m)
With uPVC obscure double glazed window to the side elevation, radiator and central heating control panel.

KITCHEN/BREAKFAST ROOM
12'4" x 11'9" (3.76m x 3.58m)
With uPVC double glazed window to the rear elevation, a range of base cupboards with work surfacing over and matching eye level cupboards including glazed display cabinets, ceramic one and a half bowl sink and drainer with mixer tap over, Stoves integrated double gas oven, inset gas hob with extractor over, double radiator, spotlighting, tiled splashbacks and space and plumbing for dishwasher.

UTILITY ROOM
9'1" x 7'4" (2.77m x 2.24m)
With UPVC double glazed window to the side elevation, uPVC door to the rear, fitted base cupboards, with work surfacing over, wall cupboards, stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, space for further under counter appliance, spotlighting, tiled splashbacks.

DINING ROOM
13'5" x 7'4" (4.09m x 2.24m)
Open plan with conservatory and having glazed double doors to the lounge, radiator and coving. Archway to:

CONSERVATORY
7'8 x 7'0" approx (2.34m x 2.13m approx)
Of dwarf brick wall and uPVC double glazed construction with a polycarbonate roof and radiator.

LOUNGE
20'11" x 12'9" (6.38m x 3.89m)
With uPVC double glazed bow window to the front elevation, uPVC double glazed sliding doors to the rear garden, two radiators, coving and feature stone fireplace and hearth.

FIRST FLOOR LANDING
With uPVC double glazed window to the front elevation, loft hatch access and coving.

MASTER BEDROOM
13'5" x 11'6" (4.09m x 3.51m)
With uPVC double glazed window to the rear elevation, coving and radiator, archway to dressing room.

ENSUITE SHOWER ROOM
8'11" x 5'4" (2.72m x 1.63m)
With uPVC obscure double glazed window to the side elevation, a large tiled shower cubicle with folding glazed shower screen and thermostatic mixer shower, vanity unit with inset sink and large mirror over and a low level WC with concealed cistern, fully tiled walls, shaver point and heated towel rail.

DRESSING ROOM/BEDROOM FOUR
11'7" x 8'9" (3.53m x 2.67m)
Originally the fourth bedroom but now has a range of fitted wardrobes, uPVC double glazed window to the rear elevation and radiator.

BEDROOM TWO

11'6" x 10'9" plus wardrobes (3.51m x 3.28m plus wardrobes)

With uPVC double glazed window to the rear elevation, built-in wardrobes with mirror fronted doors, radiator and coving.

BEDROOM THREE

11'7 x 8'9" into wardrobe (3.53m x 2.67m into wardrobe)

With uPVC double glazed window to the front elevation, built-in wardrobes with mirror fronted doors, radiator and coving.

FAMILY BATHROOM

With uPVC obscure double glazed window to the front elevation, a white suite comprising panelled bath with shower over and folding glazed screen, low level WC and wash handbasin, fully tiled walls, shaver point, spotlighting, heated towel rail.

OUTSIDE

The property stands in a corner position behind a metal fence with a generous tarmac driveway providing ample parking and turning area. There is a lawn and shrubs with gated side access to the rear garden. At the rear there is a generally south facing hard landscaped garden for ease of maintenance and comprises a large paved patio with pergola, gravelled area, planters, specimen shrubs and two timber garden buildings. There is wall and screen fencing to the boundaries for privacy.

DOUBLE GARAGE

17'8" x 15'6" (5.38m x 4.72m)

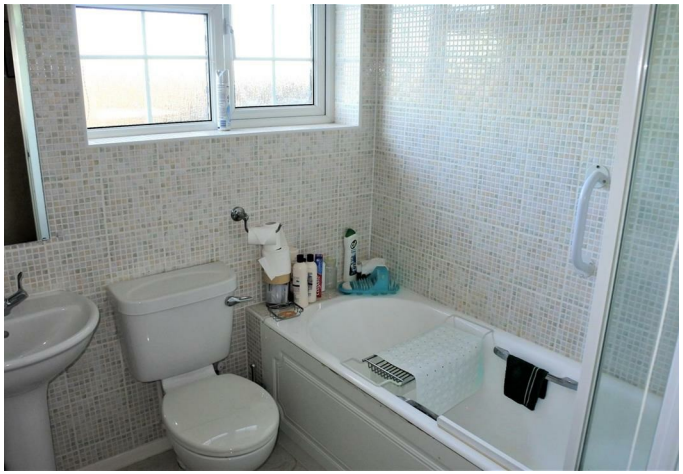
With electrically operated up-and-over door, door to the inner lobby, Viessmann wall mounted gas fired boiler, power and lighting.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band E. Amount payable 2020/2021 - £2,187.46



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 and the property is on the left-hand side just before the turning for Gloucester Road.

GRANTHAM

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

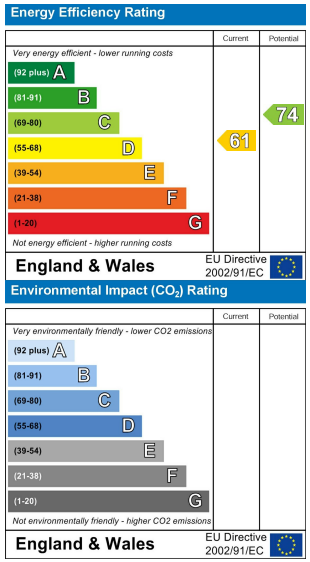
Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with 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 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.

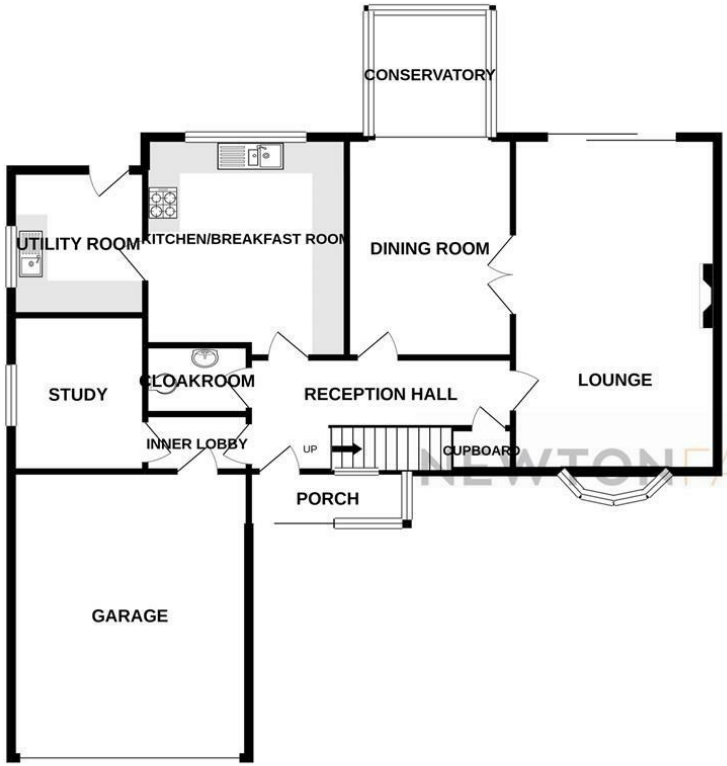


Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

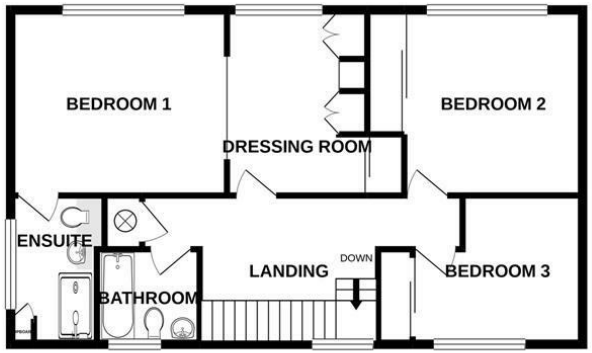
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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.

GROUND FLOOR



1ST FLOOR



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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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t: 01476 591900
e: grantham@newtonfallowell.co.uk
www.newtonfallowell.co.uk