



**69 Barrowby Road,**  
Grantham, Lincolnshire, NG31 8AB

**NEWTON**FALLOWELL 



69 Barrowby Road,  
Grantham, Lincolnshire, NG31 8AB  
Guide Price £300,000

UNEXPECTEDLY BACK ON THE MARKET. A superb Victorian town house situated just off the town centre and within walking distance of many amenities and the town's Railway Station. The property has been tastefully renovated over recent years to combine character with style and now offers impressive family accommodation arranged over three floors and comprising a generous hall, two superb reception rooms, a large refitted kitchen/dining room, utility room, FIVE BEDROOMS, two bathrooms and a separate WC. There is a garden to the rear and GARAGE a short walk away. An ideal home for those seeking space with character features and stylish modern fittings. Early viewing is recommended.

#### ACCOMMODATION

##### ENTRANCE PORCH

With Minton tiled floor.

##### ENTRANCE HALL

With stairs rising to the first floor landing.



### SITTING ROOM

16'5" x 13'5" (5.00m x 4.09m)

Having uPVC bay window to the front elevation with feature archway over, attractive fireplace with tiled hearth, radiator, coving and ceiling rose.

### DINING ROOM

12'5" x 12'6" (3.78m x 3.81m)

With uPVC window to the rear elevation, feature open fireplace, coving and ceiling rose.

### KITCHEN / BREAKFAST ROOM

19'5" x 11'10" (5.92m x 3.61m)

Re-fitted and re-modelled to provide a large kitchen and breakfast area, offering a range of attractive modern base cupboards from Ikea and easy to add to if required (dresser unit not included), inset stainless steel sink and drainer with mixer tap, Kenwood range style cooker, laminate flooring and uPVC window to the side.

### UTILITY ROOM

Fitted to compliment the kitchen, having laminate flooring, French doors to garden, space and plumbing for washing machine and window to the side elevation.

### CLOAKROOM/WC

With low level WC and wash basin.

### FIRST FLOOR LANDING

A split level landing with further staircase off to the second floor.

### MASTER BEDROOM

13'11" x 14'5" (4.24m x 4.39m)

With views over town through a uPVC window, radiator and door off to hidden bathroom (mirror not included)

### EN SUITE BATHROOM

Having uPVC obscure window to the front elevation and a period style roll top bath with central mixer tap.

### BEDROOM TWO

12'5" x 12'5" (3.78m x 3.78m)

A generous second bedroom with uPVC window to the rear.

### BEDROOM FOUR

8'10" x 9'11" (2.69m x 3.02m)

With uPVC window to the rear.

### FAMILY BATHROOM

8'7" x 8'5" (2.62m x 2.57m)

Fitted with a large period style roll top bath and wash basin and downlighters.

### SEPARATE WC

With low level WC and wash basin/vanity unit.

### SECOND FLOOR LANDING

With Velux type window to the rear.

### BEDROOM THREE

17'10" x 9'4" (5.44m x 2.84m)

A good sized bedroom with extensive views, having wide uPVC window to the front elevation.

### BEDROOM FIVE

11'2" x 7'9" (3.40m x 2.36m)

With Velux type window to the rear.

### GARDEN

Millgate stands in an elevated terrace behind a walled front garden with a pathway leading to the front door. The rear garden is modest and easily maintained and a generally west facing outdoor space ideal for summer barbecues and outdoor living. A personal gateway to the rear gives access to the garage a short walk away.

### GARAGE

A useful single garage within a few yards of the house and with access from Greenhill Road.





### NOTE

There is no off road parking to the front of the house but street parking can be found a short distance away in Greenhill Road and there is the added benefit of a nearby garage. The kitchen was supplied by Ikea and can be easily added to should a purchaser require more storage. The freestanding dresser is not included in the sale.

### SERVICES

Mains gas, electricity, water and drainage are connected, Gas fired central heating is installed. The services and any appliances have not been tested and purchasers must rely on their own enquiries in this regard.

### COUNCIL TAX

The property is in Council Tax Band D. Annual charges for 2020/2021 - £1,789.74.

### DIRECTIONS

From High Street continue on to Watergate taking the left turn at the traffic lights and continuing over the roundabout adjacent to Asda on to Barrowby Road itself. Continue under the railway bridge and up the hill and the property is on the left-hand side just past the turning for Greenhill Road.

### GRANTHAM

No.69 is situated within a short walk to town and also has the benefit of a local bus service. There are also shops available nearby on Barrowby Gate as well as the Poplar Farm Primary School off the Barrowby Edge development further along Barrowby Road.

The property is ideally situated for access along the A52 to Nottingham and for access on to the A1 north. Grantham offers amenities including several supermarkets, excellent grammar schools and main line railway station to London King's Cross in approximately 70 minutes.

### AGENT'S NOTE

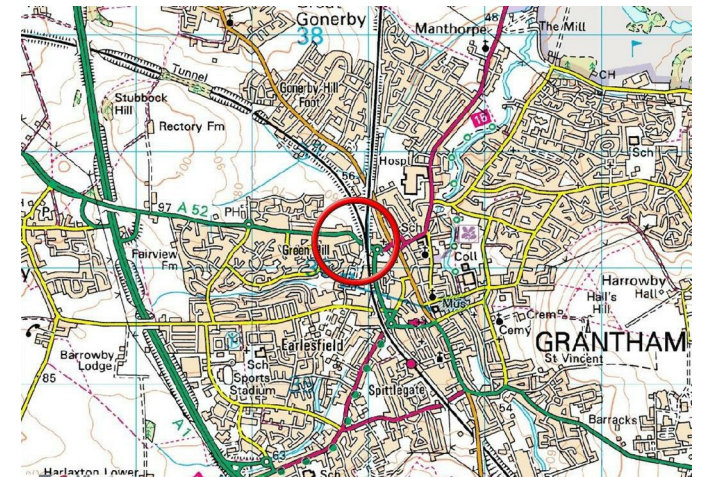
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.







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.





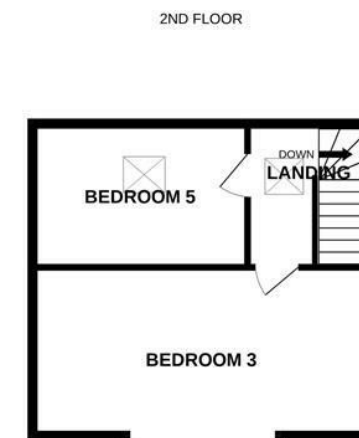
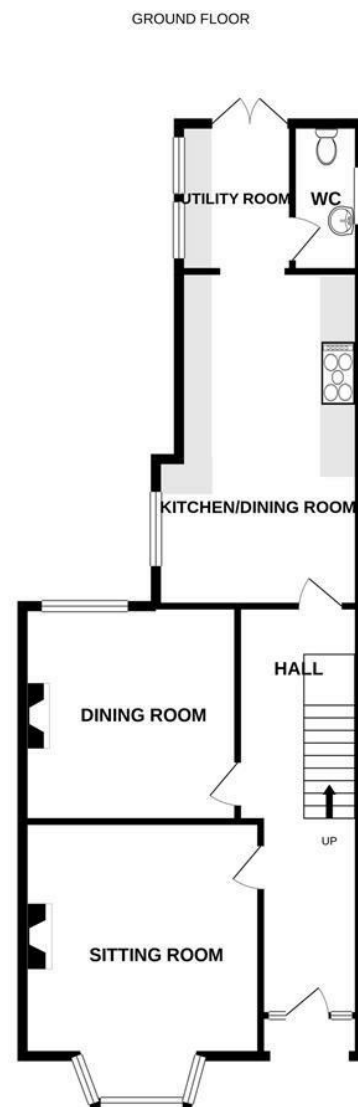


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU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



NEWTONFALLOWELL

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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