



**155 Barrowby Road, Grantham, Lincolnshire,  
NG31 8AJ**

**£450,000**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- 3 Double Bedrooms
- Shower Room & Separate Cloak Room
- Ample Off Road Parking
- Generous Level Plot
- Thoughtfully Modernised & Refurbished
- Open Plan Dining Kitchen
- Double Garage
- Contemporary Fixtures & Fittings
- Viewing Highly Recommended

We have pleasure in offering to the market this well placed detached bungalow which occupies a generous level plot, set well back from the road behind a considerable frontage that provides excellent off road parking and leads to an attached double garage. The rear garden benefits from a southerly aspect, is enclosed to all sides and is established with a range of trees and shrubs, having a large central lawn providing a pleasant outdoor space which links back into the main reception.

Internally the property has seen a programme of thoughtful modernisation and reconfiguration creating a versatile layout which has been tastefully refurbished with contemporary fixtures and fittings. The property also benefits from UPVC double glazing and gas central heating.

The accommodation would be perfect for those looking to downsize from considerably larger dwellings and looking for a single storey home that's well placed within easy reach of the heart of the town and its wealth of amenities.

The accommodation comprises an initial enclosed storm porch leading through into the main L shaped entrance hall and, in turn, a dual aspect open plan sitting/dining room and a fantastic L shaped dining kitchen, beautifully appointed with a generous range of built in units, providing a fantastic level of storage with integrated appliances, which links through to an enclosed rear lobby giving courtesy access into the garage. In addition there are three double bedrooms, a well appointed modern shower room and a separate cloak room which combine to create an excellent single storey property within this well regarded location.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

### **BARROWBY**

Barrowby is a thriving village well equipped with local amenities including a primary school, public house, and local shop, allotments, large children's park and play facilities. The village lies close to the A52 and A1 providing good road access and is a short drive from the market town of Grantham from where there are trains via the East Coast Mainline to Kings Cross in just over an hour, as well as access to other numerous cities. There are also excellent shopping facilities in Grantham and well regarded boys and girls grammar schools.

A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED SIDE LIGHTS LEADS THROUGH INTO:

### **INITIAL ENCLOSED ENTRANCE PORCH**

7'2" x 3'5" (2.18m x 1.04m)

A useful enclosed storm porch having cloaks hanging space, central ceiling light point and glazed internal door and side lights leading through into:

### **MAIN L SHAPED ENTRANCE HALL**

23' max x 7'6" max (2'10" min) (7.01m max x 2.29m max (0.86m min))

An attractive initial entrance vestibule having engineered oak parquet style flooring, deep skirtings and further doors leading in turn to:

### **SITTING ROOM**

22'9" x 12' (6.93m x 3.66m)

A particularly well proportioned main reception benefitting from a dual aspect with double glazed bay window to the front and French doors at the rear leading into the garden. A generous reception which would be large enough to accommodate both a living and dining area, the room having chimney breast with alcoves to the side and deep contemporary skirtings.

### **L SHAPED DINING KITCHEN**

15' max x 18'11" max (4.57m max x 5.77m max)

A well proportioned L shaped space large enough to accommodate a dining area, tastefully appointed having been thoughtfully modernised with a generous range of contemporary wall, base and drawer units with brush metal fittings providing a fantastic level of storage. The kitchen having an L shaped configuration of quartz effect laminate preparation surfaces with inset sink and drain unit with chrome swan neck mixer tap, integrated appliances including Neff hide n slide fan assisted oven with warming drawer beneath, induction hob with hood over, Zanussi dishwasher, pull out recycling drawer, fridge freezer and full height larder units one of which houses the Worcester Bosch gas central heating boiler, inset downlighters to the ceiling, contemporary column radiator and double glazed window.

A further glazed door leads through into:

### **ENCLOSED SIDE ENTRANCE PORCH**

13'10" x 3'7" (4.22m x 1.09m)

A useful space that links the front and rear of the property with double glazed exterior doors, also having double glazed window to the side and a further door giving courtesy access into the double garage.

RETURNING TO THE MAIN ENTRANCE HALL FURTHER DOORS LEAD TO:

### **CLOAK ROOM**

7'4" x 5' (2.24m x 1.52m)

Having a contemporary suite comprising close coupled WC, vanity unit providing useful storage and inset washbasin with chrome mixer tap and tiled splash backs and double glazed window to the front.

### **BEDROOM 1**

11'11" x 11'11" (3.63m x 3.63m)

A well proportioned double bedroom having an aspect into the rear garden, having a double glazed window.

### **BEDROOM 2**

11'9" x 8'10" (3.58m x 2.69m)

A further double bedroom overlooking the rear garden, having a double glazed window.

### **BEDROOM 3**

11'11" x 9'11" (3.63m x 3.02m)

A double bedroom with an aspect into the rear garden, having built in wardrobes and double glazed window.

### **SHOWER ROOM**

7'11" x 8' (2.41m x 2.44m)

A well proportioned space having been tastefully modernised with a three piece suite comprising large double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with inset washbasin, vanity surround, chrome mixer tap and tiled splash backs, contemporary towel radiator, inset downlighters to the ceiling and double glazed window.

### **EXTERIOR**

The property occupies a delightful level plot of generous proportions by modern standards and set well back from the road behind a walled frontage. An open gateway leads onto a substantial driveway which provides a considerable level of off road parking and in turn leads to the attached double garage. To the side of the driveway is an established lawn with well stocked perimeter borders and a further gravelled and paved area leading up to the front door. To the side of the property a timber courtesy gate gives access into a southerly facing rear garden which is mainly laid to lawn. An initial seating area leads out onto a central lawn with inset fruit trees and shrubs and further adjacent borders and also encompasses to two timber storage sheds, one of which has power and light.

### **GARAGE**

17'8" wide x 19'8" deep (5.38m wide x 5.99m deep)

An attached, well proportioned double garage having twin up and over doors, power and light, double glazed window to the side, courtesy door at the rear and also housing a Rolec electric car charging point.

### **COUNCIL TAX BAND**

South Kesteven District Council - Band D

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>











### GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

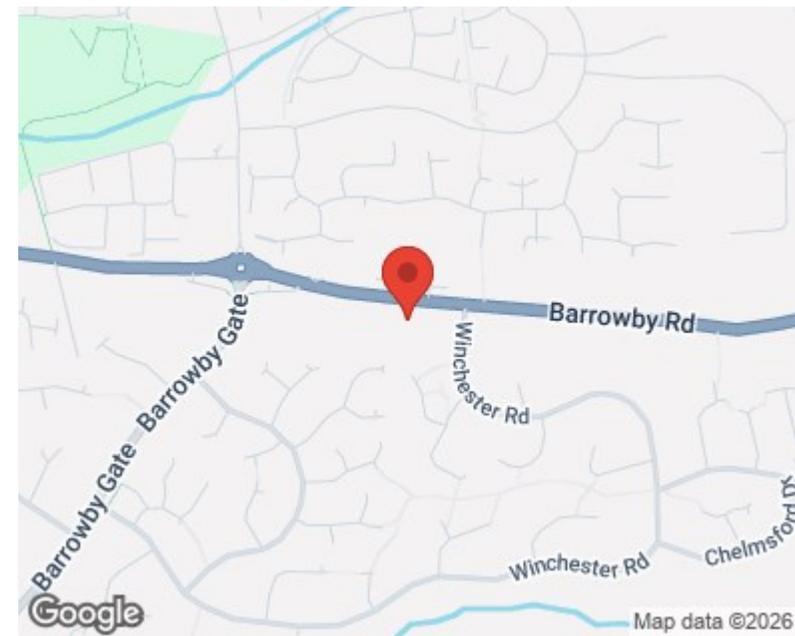
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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 64      | 78        |
| England & Wales                             |         |           |
| 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) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|   |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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Surveyors, Estate Agents, Valuers, Auctioneers