

Adamstiles, Barrowby, Grantham NG32 1TG

william h brown

welcome to

Adamstiles, Barrowby, Grantham

GUIDE PRICE £315,000 - £325,000 -Spacious Four/Five Bedroom Detached Family Home in the popular village of Barrowby, offering versatile living accommodation, en-suite, ample off-road parking and an enclosed rear garden. Ideally located close to local amenities and excellent schooling.













Entrance
Entrance hall with a tiled floor and a radiator.

Cloakroom
Comprising of a wash hand basin, low level WC, tiling to both the walls and floor.

Lounge
9' 10" x 15' 4" (3.00m x 4.67m)
With a window to the front aspect, carpet, spotlights to the ceiling, radiator, and window panels overlooking the rear garden.

Dining Room
13' 9" x 9' 10" (4.19m x 3.00m)
With window to the rear aspect, carpet, radiator, and door leading out to the rear garden.

Kitchen
8' 8" x 10' 2" Min (2.64m x 3.10m Min)
Having a range of black and cream units to both the floor and eye level with worktops over. Integrated electric oven, gas hob with extractor hood above. Space for a washing machine and fridge freezer. Tiling to both the walls and floor and a radiator.

Study/Converted Garage
12' 2" x 10' 8" (3.71m x 3.25m)
With a window to the front aspect, storage cupboard, carpet, radiator and spotlights to the ceiling.

First Floor Landing
Landing with carpet, hatch access to the loft.

Bedroom One
13' 11" x 9' 10" Max (4.24m x 3.00m Max)
With a window to the rear aspect, carpet, radiator, spotlights to the ceiling and access into the en-suite.

En-Suite Shower Room
With a window to the side aspect and comprising of a shower cubicle, vanity sink unit and tiling to both the walls and floor.

Bedroom Two
10' 9" Min x 8' 3" (3.28m Min x 2.51m)
With a window to the front aspect, carpet and a radiator.

Bedroom Three
10' 5" x 8' Min (3.17m x 2.44m Min)
With a window to the front aspect, carpet and a radiator

Bedroom Four
7' 5" x 7' 1" (2.26m x 2.16m)
With a window to the rear aspect, wood effect flooring and a radiator

Family Bathroom
7' 7" x 6' 7" (2.31m x 2.01m)
With a window to the side aspect and comprising of a bath with shower over, wash hand basin with storage, low level WC, boarding to the walls, wood effect flooring and a radiator.

General Description Outside
A block paved driveway to the front with fencing. Gated access through to the rear.
The rear garden is mainly laid to lawn with a patio area, large shed enclosed by fencing.

Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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- Detached Family House
- Three Reception Rooms
- Four Bedrooms
- New boiler (2025) and new roof (3 yrs old)
- Driveway and Gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: C

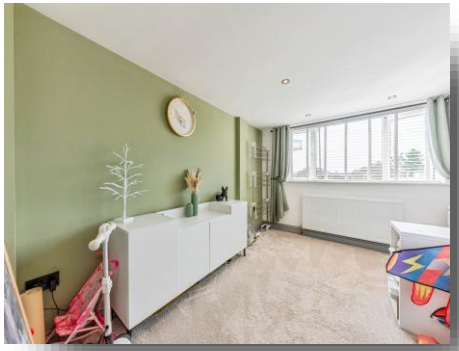


Total floor area 108.1 m² (1,163 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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guide price

£315,000 - £325,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST114370 - 0005

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