

Connells

The Lodge Barrowby Road
Grantham

# The Lodge Barrowby Road
# Grantham NG31 8NN

for sale
**£800,000**







## Property Description

'The lodge' offers you a chance to purchase yourself a seven bedroom detached house. Situated in the market town of Grantham. Boasting tremendous space inside and out this wonderful property is your chance to purchase a forever home. Call to view now!

Situated in the heart of Grantham. this wonderful property offers great access to everything Grantham has to offer. Including shops, restaurants, and even the train station making this a perfect home for a commuting family. The property is also situated close to the Kings School.

The property has been brought to high spec throughout and really is a rare opportunity for a long term family home. Call to view now!

Agent 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.

## Ground Floor

### Living Room
17' 8" x 16' ( 5.38m x 4.88m )

### Office
13' 6" x 9' 10" ( 4.11m x 3.00m )

### Lounge
16' 11" x 13' 6" ( 5.16m x 4.11m )

### Electrical Room
10' 2" x 6' 11" ( 3.10m x 2.11m )

### Paino Room
7' 7" x 6' 5" ( 2.31m x 1.96m )

### Family Room
22' 7" x 20' 7" ( 6.88m x 6.27m )

### Dining Room
13' 3" x 12' ( 4.04m x 3.66m )

### Kitchen
15' 6" x 13' 11" ( 4.72m x 4.24m )

### Utility Room
21' 5" x 17' ( 6.53m x 5.18m )

## First Floor

### Bedroom One
16' 8" x 13' 11" ( 5.08m x 4.24m )

### Bedroom Two
13' 11" x 8' 6" ( 4.24m x 2.59m )

### Bedroom Three
15' 11" x 13' 11" ( 4.85m x 4.24m )

### Bedroom Four
12' 6" x 9' 11" ( 3.81m x 3.02m )

### Shower Room
11' 7" x 8' 1" ( 3.53m x 2.46m )

### Bathroom
15' 2" x 5' 5" ( 4.62m x 1.65m )

### Bedroom Five
10' 11" x 10' 4" ( 3.33m x 3.15m )

### Bedroom Six
17' 7" x 7' 8" ( 5.36m x 2.34m )

### Bedroom Seven

12' 5" x 9' 10" ( 3.78m x 3.00m )




















## Ground Floor




## First Floor




## Second Floor




## Garage

Total floor area 459.1 m² (4,941 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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To view this property please contact Connells on

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2 Watergate
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EPC Rating: C

Council Tax Band: G

Tenure: Freehold

**view this property online connells.co.uk/Property/GRM309669**

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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