



8 Pasture Road  
Barrowby, Grantham, Lincolnshire, NG32 1AZ

£299,950

## 3 Bedroom Detached House

- Freehold
- Sought After Village Location
- Detached Family Home
- Well Presented & Spacious Living Accommodation
- 3 Bedrooms
- Lounge with Log Burner
- Conservatory & a Utility
- Enclosed Rear Garden
- Driveway & a Garage with electric up & over door
- Direct A1 & A52 Access
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 8 Pasture Road, Barrowby, Grantham, Lincolnshire, NG32 1AZ](#)



## Overview

Well Presented Detached Family Home in Sought-After Village  
Location - Pygott & Crone are pleased to present this spacious and well-appointed three-bedroom detached home, ideally positioned within the highly desirable village of Barrowby, located just on the outskirts of Grantham.

Barrowby is a popular and well-served village offering a strong sense of community alongside excellent convenience, with direct access to the A1 and A52 making it ideal for commuters. The village itself benefits from a local primary school, a welcoming pub, café/bistro, church, parks and playing fields which are home to local football and cricket teams. Grantham town centre is only a short drive away and provides a wide range of amenities including shops, supermarkets, both primary and secondary schools including grammar schools, restaurants, bars, cafés, a cinema, healthcare services and a train station with a direct line to London King's Cross in approximately one hour.



The accommodation is both versatile and generously proportioned, beginning with an entrance porch that leads into a comfortable lounge featuring a log burner, creating a cosy focal point. There is a separate dining room which flows through to a conservatory, offering additional living space and views over the garden. The kitchen is fitted with modern units and includes an integrated fridge and slimline dishwasher, with further access to a useful utility area, ground floor WC and the integral single garage, which benefits from an electric up and over door.

To the first floor, the landing provides access to a contemporary three-piece family bathroom and three well-sized bedrooms, with both the first and second bedrooms benefitting from fitted wardrobes.

Externally, the property offers a driveway providing off-road parking and access to the garage, along with gated side access leading to a fully enclosed rear garden. The garden is mainly laid to lawn and complemented by a patio seating area, established flower beds and a garden shed, making it an ideal space for both relaxing and entertaining.

Further benefits include gas central heating and uPVC double glazing throughout. This is a fantastic opportunity to acquire a detached home in a highly regarded village location, and viewing is highly recommended. Contact Pygott & Crone today to arrange your viewing.







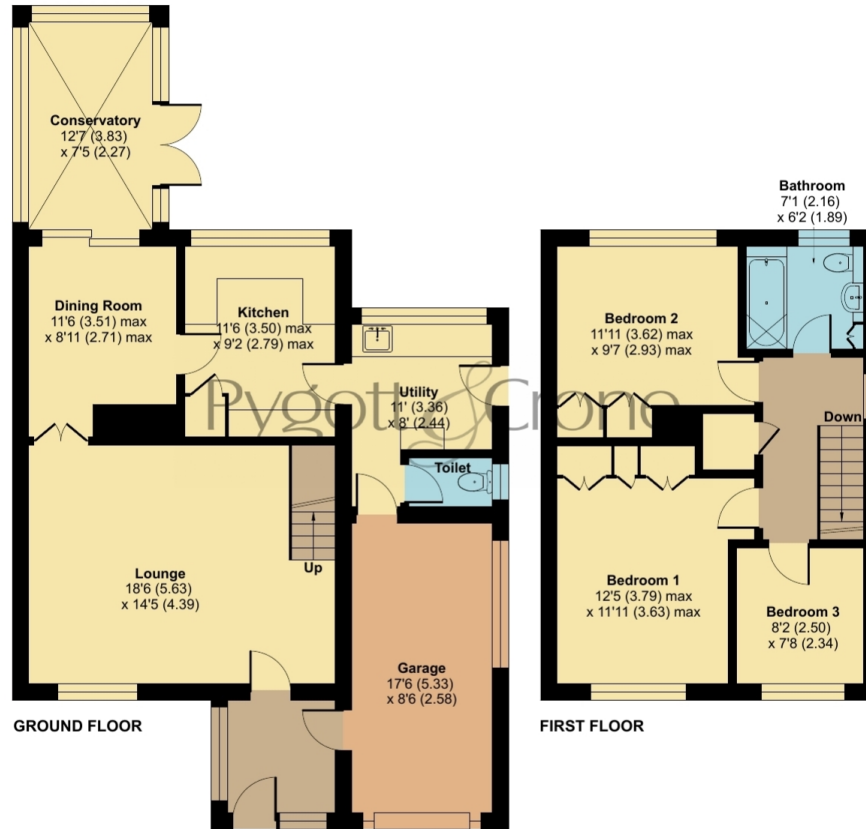
## Pasture Road, Barrowby, Grantham

Approximate Area = 1231 sq ft / 114.3 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1379 sq ft / 128 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1449891



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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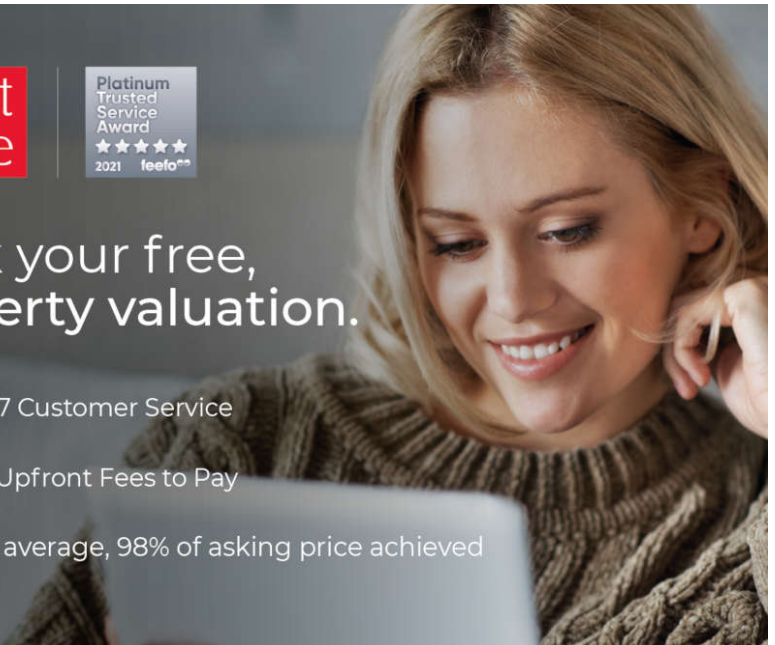
**Ahmed Jilil**  
Financial Services Director

0330 912 0007

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**8 Pasture Road, Barrowby**  
is on the market with our Grantham branch

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