



Pygott
& Crone

201 Barrowby Road
Grantham, Lincolnshire, NG31 8NW

Offers Over
£450,000

5 Bedroom Detached House

- Freehold
- Spacious Detached Family Home
- 5 Bedrooms
- 3 Reception Rooms
- Bathroom, En-Suite & Cloakroom
- Resin Driveway & Garage
- Owned Solar Panel System
- Well Proportioned Plot
- Popular Tucked Away Position
- EPC Rating - B, Council Tax Band - E



Overview

Spacious & Detached 5 Bedroom Family Home

Tucked away in a private and desirable position along Barrowby Road, this deceptively spacious five-bedroom detached family home offers generous and flexible accommodation set on a large and established plot. Perfectly suited to family life, the property combines both practicality and comfort, with extensive living space, ample parking and superb outdoor areas ideal for entertaining and relaxing.



Set behind secure double gates, the property is approached via a large resin driveway that offers parking for multiple vehicles and access to the home and the detached storage garage. Internally, the home offers a welcoming and versatile layout with generous reception areas including a bright and spacious lounge and separate dining room, complemented by a kitchen/breakfast room that provides a sociable space at the heart of the home. A separate study and utility room further enhance the ground floor accommodation, as does the addition of a home office with its own WC and external entrance, offering a perfect solution for remote working or a small business setup.

Upstairs, five bedrooms offer flexible sleeping arrangements for families of all sizes. The primary bedroom and additional double bedrooms are well-appointed and served by a family bathroom as well as an En-Suite to one of the rooms.

Outside, the property really comes into its own. The front garden is lawned and enclosed, offering a sense of privacy and seclusion. To the rear and side is a large, landscaped garden predominantly laid to lawn with mature trees, raised borders, hedging, and a full-width decked seating area perfect for summer entertaining. A further decked area houses a hot tub, creating an ideal spot to unwind at the end of the day.



Additional features include uPVC double glazing throughout, gas central heating, and a fully owned solar panel system contributing towards improved energy efficiency and lower running costs.

Located just moments from the A1 for commuters, the property also benefits from being within walking distance of local amenities in Barrowby village including a shop and primary school. The town centre of Grantham is just a short drive away, offering a wide range of services and amenities including highly regarded schools, restaurants, supermarkets, healthcare services and a direct rail link to London Kings Cross in around an hour.



This is a rare opportunity to purchase a substantial and well-positioned home in one of Grantham's most sought after residential locations. The property is accessed from a shared driveway leading to 201 Barrowby Road. Early viewing is highly recommended to appreciate both the space and setting on offer.





Barrowby Road, Grantham, NG31

Approximate Area = 1846 sq ft / 171.4 sq m

Garage = 77 sq ft / 7.1 sq m

Shed = 156 sq ft / 14.4 sq m

Total = 2079 sq ft / 192.9 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). © nrichcom 2025. Produced for Pygott & Crone. REF: 1280112

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Location



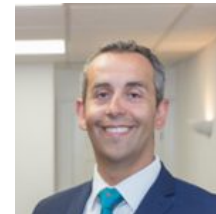
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201 Barrowby Road, Grantham
is on the market with our Grantham branch

23 Watergate, Grantham NG31 6NS

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