



Pygott  
& Crone  
FOR SALE  
0800 9177 404



12 The Square  
Barrowby, Grantham, Lincolnshire, NG32 1DU

Offers in excess of  
£170,000

## 2 Bedroom Terraced Bungalow

- Freehold
- Sought After Village Location
- End of Terraced Bungalow
- 2 Bedrooms
- Lounge & Kitchen
- Garden & Outbuilding
- No Onward Chain
- Close by Amenities
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 12 The Square, Barrowby, Grantham, Lincolnshire, NG32 1DU](#)



## Overview

\*Rare Opportunity to Purchase Guide Price £175,000 to £185,000\*

This rare opportunity presents a charming two-bedroom end of terraced bungalow, ideally situated just off Casthorpe Road in the highly sought-after village of Barrowby. Offered with no onward chain, this home is perfect for those looking to enjoy village life while still benefiting from excellent transport links via the A1 and A52.

Barrowby is a vibrant village with a range of local amenities, including a Co-Op store, a highly regarded primary school, a traditional pub, Dougie's Bistro, a village hall, parks and playing fields, and a historic church. The location provides a wonderful blend of community spirit and convenience.

The accommodation comprises a spacious lounge, a well-proportioned kitchen, a wet room, and two double bedrooms. Externally, the property enjoys garden space to the front, side, and a small area to the rear, along with a useful brick outbuilding for additional storage.

The bungalow benefits from uPVC double glazing and gas central heating via a back boiler system. This is an excellent opportunity to secure a home in a prime location. Contact Pygott & Crone now to arrange your viewing.





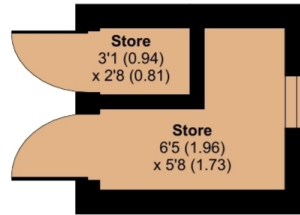
# The Square, NG32

Approximate Area = 538 sq ft / 50 sq m

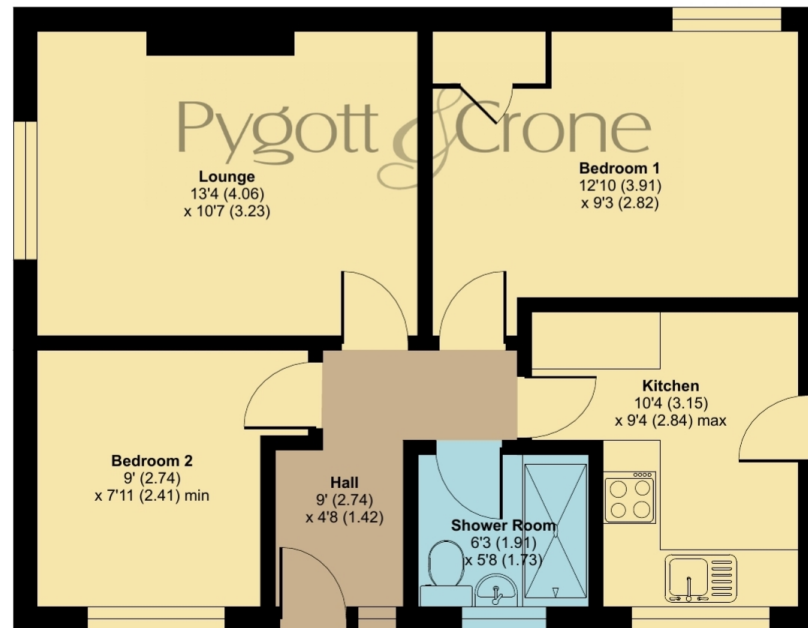
Outbuilding = 37 sq ft / 3.4 sq m

Total = 575 sq ft / 53.4 sq m

For identification only - Not to scale



**OUTBUILDING**



**GROUND FLOOR**

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: 1244383

## Location



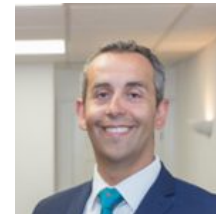
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We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



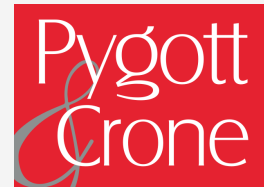
**Ahmed Jilil**  
Financial Services Director

0330 912 0007

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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12 The Square, Barrowby  
is on the market with our Grantham branch

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