



16 Pasture Road  
Barrowby, Grantham, Lincolnshire, NG32 1BA

£325,000

## 3 Bedroom Detached House

- Freehold
- Sought After Village Location
- No Onward Chain!
- Extended Detached Family Home
- Open Plan Kitchen/Diner/Day Room + Utility
- 3 Bedrooms
- L-Shape Lounge/Diner with Log Burner
- Garage/Store Room & Driveway
- Enclosed Rear Garden
- Direct A1 & A52 Access
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 16 Pasture Road, Barrowby, Grantham, Lincolnshire, NG32 1BA](#)



## Overview

This extended three-bedroom detached home is located in the highly sought-after village of Barrowby, offering a wonderful balance of village living with excellent transport links. The village itself provides a strong sense of community along with a range of amenities including a local Co-op shop, primary school, café/bistro, public house, parks and a playing field which is home to local cricket and football teams. Barrowby also benefits from convenient access to the A1 road for both north and southbound travel, as well as the A52 road providing a direct route towards Nottingham. The nearby market town of Grantham is just a short drive away and offers a wider range of amenities, including shops, supermarkets, well-regarded schools including grammar schools, restaurants, bars, cafés and healthcare facilities, along with Grantham railway station which provides a direct line to London King's Cross in approximately one hour.



The property offers well-presented and versatile accommodation throughout, beginning with an entrance hall and cloakroom. The main living space is an L-shaped lounge/diner featuring a log burner, creating a cosy yet spacious environment. This flows seamlessly into the impressive extended open-plan kitchen, dining and day room, which forms the heart of the home and is ideal for modern family living and entertaining. A separate utility room provides additional practicality and gives access to a useful store with an electric roller door, formerly part of the garage.

To the first floor, the landing leads to three bedrooms and a family bathroom, offering comfortable accommodation for families or those looking for additional space.

Externally, the property benefits from a driveway providing off-road parking for up to three vehicles, along with an electric car charging point. The enclosed rear garden is well maintained and features gated side access, a patio seating area, a lawn, a shed and a side store ideal for log storage, as well as the added convenience of both hot and cold outdoor taps.

Offered for sale with no onward chain, this property is ready for its next owners to move straight into and enjoy. Early viewing is highly recommended to fully appreciate the space and location on offer. Contact Pygott & Crone today to arrange your viewing.





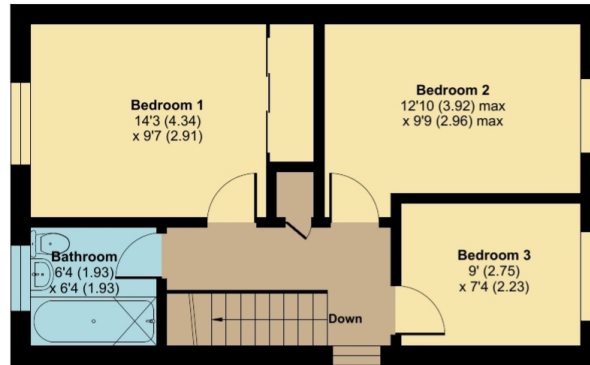
# Pasture Road, Barrowby, Grantham, NG32

Approximate Area = 1232 sq ft / 114.4 sq m

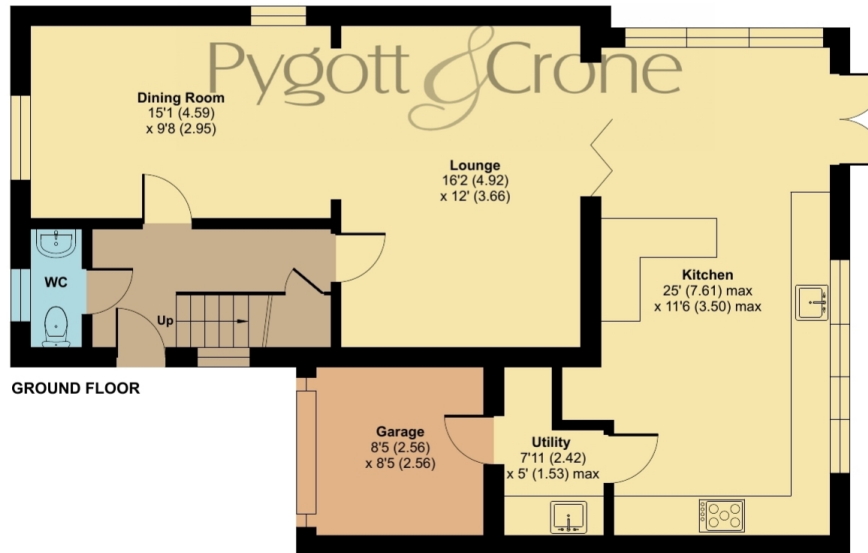
Garage = 71 sq ft / 6.5 sq m

Total = 1303 sq ft / 120.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1447233



## Location



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



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

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