



13 High Road
Barrowby, Grantham, Lincolnshire, NG32 1BH

£290,000

3 Bedroom Semi-Detached House

- Freehold
- Sought After Village Location
- Semi-Detached Stone Period Cottage
- Character Features Throughout
- 3 Bedrooms
- Modern Fitted Kitchen
- Lounge/Diner & Conservatory
- Enclosed Rear Garden
- Direct A1 & A52 Access
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 13 High Road, Barrowby, Grantham, Lincolnshire, NG32 1BH](#)



Overview

Situated within the highly sought-after village of Barrowby, this charming three-bedroom semi-detached period cottage has been tastefully upgraded by the current owners to create a wonderful home that successfully combines character features with modern-day living. Enjoying a desirable village setting whilst remaining just a short drive from Grantham town centre, this delightful property is ideal for families, professionals or those looking to enjoy village life with excellent transport links.

Barrowby is one of the area's most popular villages, offering a fantastic range of amenities including a Co-op convenience store, highly regarded primary school, café/bistro, traditional public house, village hall, church, parks and playing fields. The village also benefits from excellent road connections with easy access to both the A1 and A52. Grantham town centre is only minutes away and provides an extensive range of shopping, supermarkets, restaurants, cafés, bars, leisure facilities, primary and secondary schools including both grammar schools, a cinema and a mainline train station with a direct service to London King's Cross in approximately one hour, making it an excellent choice for commuters.



The accommodation begins with an attractive modern fitted kitchen, thoughtfully designed to provide both style and practicality. The welcoming lounge is full of character, featuring exposed beams and an impressive log-burning stove, creating a warm and inviting space to relax and has stairs leading to the landing. To the rear of the property, the conservatory provides an additional reception area overlooking the garden and offers a versatile space that can be enjoyed throughout the year.

To the first floor, the landing provides access to three well-proportioned bedrooms together with a family bathroom.

Outside, the property enjoys a fully enclosed rear garden, predominantly laid to lawn with a paved patio seating area, perfect for outdoor dining and entertaining. There are also useful brick-built outbuildings providing excellent storage or potential for a variety of uses.

Further benefits include uPVC double glazing throughout and the recent installation of a modern gas-fired central heating boiler in 2026, offering peace of mind for prospective purchasers.

Combining period charm, tasteful modernisation and an enviable village location, this attractive home presents a fantastic opportunity for buyers seeking a property ready to move straight into whilst enjoying the convenience of excellent local amenities and superb transport connections.








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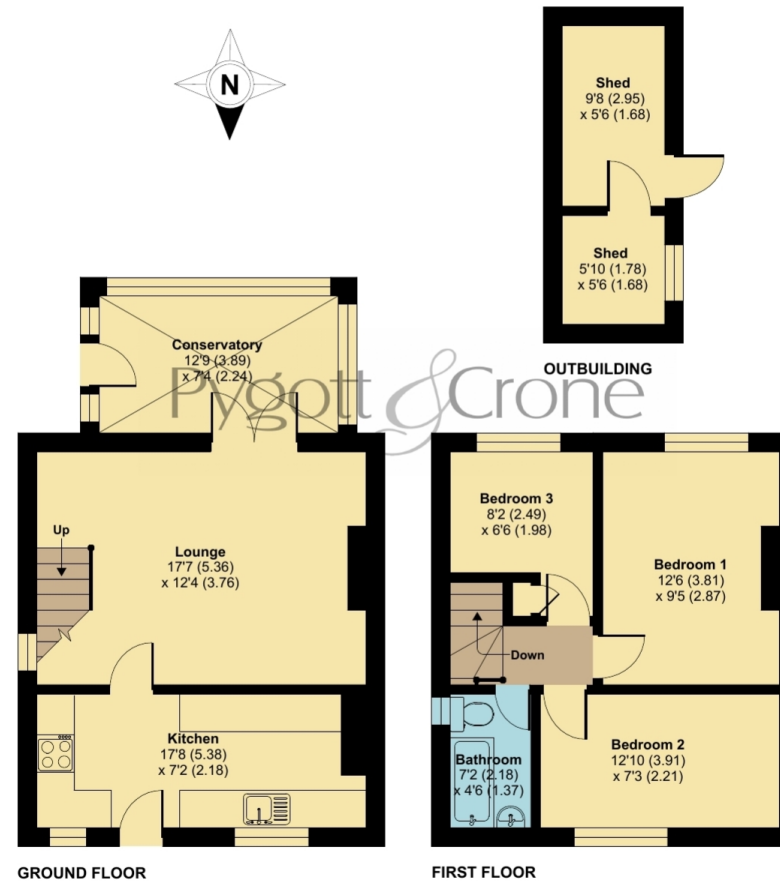
High Road, Barrowby, Grantham, NG32

Approximate Area = 819 sq ft / 76.1 sq m

Outbuilding = 88 sq ft / 8.2 sq m

Total = 907 sq ft / 84.3 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 2025. Produced for Pygott & Crone. REF: 1494843

Location



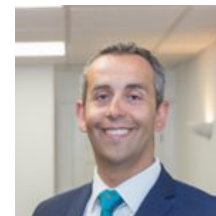
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