

Pygott & Crone

4 Barrowby Road

Grantham, Lincolnshire, NG31 6PD

£300,000

4 Bedroom End Of Terrace House

- Freehold
- No Onward Chain
- Substantial 19th Century Period Town House
- Spacious Accommodation Arranged Over Four Floors
- Exceptional Period Character & Original Features
- Four Bedrooms / Flexible Bedroom & Study Options
- Large Drawing Room & Separate Sitting Room
- Courtyard Garden & Separate Garage
- Conservation Area Location
- EPC Rating - E, Council Tax Band - B

Click here to access the Energy Performance Certificate for 4 Barrowby Road, Grantham, Lincolnshire, NG31 6PD





Overview

A SUBSTANTIAL 19TH CENTURY PERIOD TOWN HOUSE WITH EXCEPTIONAL CHARACTER, FOUR-STOREY ACCOMMODATION, COURTYARD GARDEN AND GARAGE, SITUATED WITHIN THE TOWN'S CONSERVATION AREA

Situated in a highly desirable central position within the town's Conservation Area, this impressive 19th Century period town house offers spacious and exceptionally versatile accommodation arranged over four floors, together with a courtyard garden and separate garage.

Set slightly elevated and back from the road, the property has an attractive and distinctive appearance, with wisteria-clad elevations adding considerable charm. Internally, the house retains a wealth of original and period features which give it a wonderful sense of character and history, including tall ceilings, sash windows, open fireplaces, boarded floors, traditional pamment and brick flooring, high skirting boards and elegant architectural detailing.





The property is particularly well suited to modern family life while retaining the proportions and individuality of a traditional town house. The accommodation provides three principal bedrooms, with the exceptionally large first-floor bedroom offering the flexibility to be divided to create an additional bedroom if required. There is also a fourth bedroom or study on the ground floor with its own en-suite wet room, making the layout ideal for families, those working from home or anyone requiring adaptable accommodation.

The principal reception rooms are particularly impressive, with the drawing room featuring a superb original Dent marble fireplace and tall sash windows, while the adjoining sitting room has a further period fireplace and French doors opening towards the garden. These generous reception spaces provide plenty of room for entertaining, relaxing and family life.





The lower ground floor is a real feature of the property, providing a generous kitchen and adjoining dining room. The kitchen has a wonderful rustic character with exposed brickwork, wooden work surfaces, ceramic sinks and a distinctive electric AGA set within a brick surround. The adjoining dining room provides an excellent space for family meals and entertaining and benefits from exposed brick and stone finishes, beams and attractive period detailing.

The upper floors continue to provide generous and flexible accommodation. The large principal bedroom has two sash windows to the front, decorative Juliet balconies and a period fireplace, while the second bedroom also benefits from fitted storage and a traditional fireplace. A further double bedroom is situated on the second floor alongside an en-suite shower room.

Above this is a useful attic space which offers further potential for those looking to create additional occasional living, hobby or storage accommodation, subject to any necessary consents.





Outside, the property benefits from a private courtyard garden which provides a manageable and attractive outdoor space in keeping with the character of the house. A rear pedestrian access leads from the garden towards the property's separate garage, providing valuable off-road parking and storage in this central town location.

The location is a particular strength of the property. Being situated within the heart of the town means a wide range of everyday amenities are within easy reach, whilst the property is also ideally placed for access to the railway station and highly regarded local schools, including The King's School. The central position also provides convenient access to shops, cafés, restaurants and other facilities, making this an excellent choice for those wanting the convenience of town living.

This is a rare opportunity to acquire a substantial period home combining genuine historic character with generous, flexible accommodation and valuable outside space, all within a highly sought-after Conservation Area setting.





Offered for sale with vacant possession and no onward chain, an early viewing is highly recommended to appreciate the scale, character and versatility of this distinctive period property.













Barrowby Road, Grantham, NG31

Approximate Area = 2206 sq ft / 204.9 sq m
Outbuilding = 11 sq ft / 1 sq m
Total = 2217 sq ft / 205.9 sq m
For identification only - Not to scale

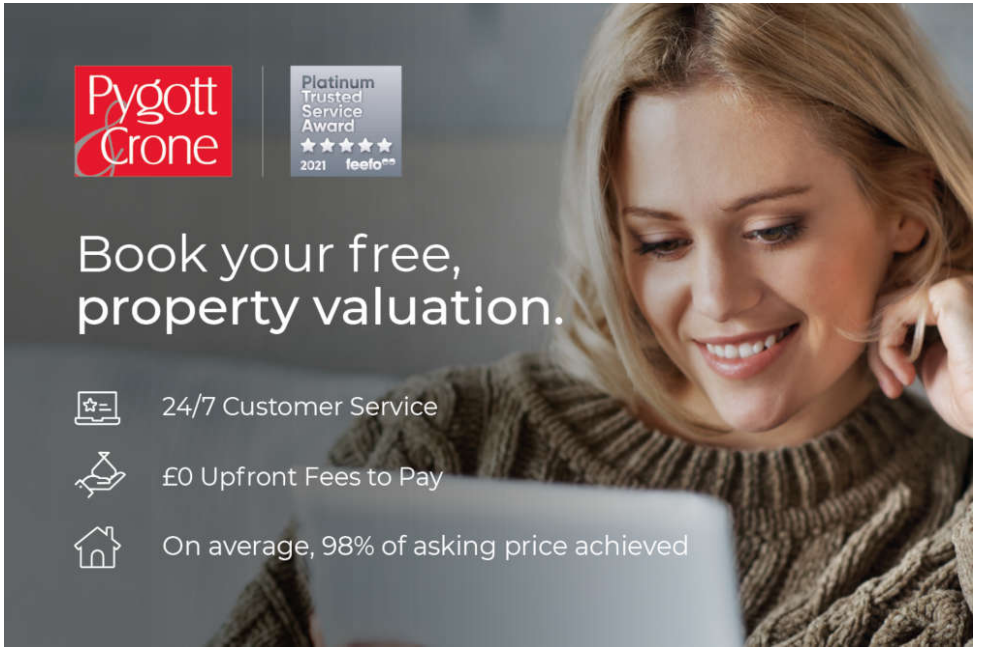


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Pygott & Crone. REF: 1529987





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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.



Beatrice Lammond

Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

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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is on the market with our Grantham branch

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