

Harrowby Road, Grantham, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

80 Harrowby Road

Approximate Gross Internal Area  
Basement = 16.0 sq m / 172 sq ft  
Ground Floor = 90.9 sq m / 978 sq ft  
First Floor = 79.5 sq m / 856 sq ft  
Second Floor = 38.9 sq m / 419 sq ft  
Garage = 28.1 sq m / 302 sq ft  
Total = 253.4 sq m / 2727 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



80 Harrowby Road, Grantham, Lincolnshire, NG31 9DS

£325,000 Freehold

Winkworth are delighted to bring to the market this FOUR bedroom Victorian property, within walking distance of Grantham town centre.

This very well presented home offers an abundance of space, providing over 2000sq feet throughout the property. The current owners have made many improvements and have been sympathetic towards the character of the property, enhancing the overall look.



## LOCATION

## DESCRIPTION

Winkworth are delighted to bring to the market this FOUR bedroom Victorian property, within walking distance of Grantham town centre.

This very well presented home offers an abundance of space, providing over 2000sq feet throughout the property. The current owners have made many improvements and have been sympathetic towards the character of the property, enhancing the overall look.

The accommodation comprises a porch, entrance hallway, front sitting room with bay window, family room, large 28ft kitchen/dining room, study, utility room and cloakroom to the ground floor. On the first floor, there are three double bedrooms and a family bathroom with a feature roll-top bath. On the second floor, there is a fourth bedroom, shower room and eaves storage.

The property is close to Grantham town with plenty of amenities including shops, supermarkets, bars, restaurants, Grammar schools and LNER fast train link to London.



Early viewing is highly recommended.

EPC - D

## ACCOMMODATION

**Porch** - with pantile flooring.

**Entrance Hallway** - with understairs storage area, radiator and wooden flooring.

**Sitting Room** - 13'10" x 13'5" (4.22m x 4.1m) with front aspect bay window, feature fireplace, radiator and wooden flooring.

**Family Room** - 13'5" x 13'1" (4.1m x 4m) with rear aspect stained glass door to the garden, feature fireplace with open fire and radiator.

**Kitchen/Dining Room** - 28'10" x 11'2" (8.8m x 3.4m) with two side aspect windows, rear aspect bi-folding doors to the raised patio area, a range of fitted wall and base units, induction hob, extractor fan, integrated fridge, central island, two radiators and tiled flooring.

**Utility Room** - with rear aspect door to the garden, fitted units, storage cupboards, belfast sink, radiator and tiled flooring.

**Cloakroom** - with low level WC, wash hand basin with fitted vanity unit and towel radiator.

**Basement Study** - 12'7" x 11'2" (3.84m x 3.4m) with storage.

**First Floor Landing** - with skylight, storage cupboard and radiator.

**Bedroom 1** - 17' x 12'1" (5.18m x 3.68m) with two front aspect windows and two radiators.

**Bedroom 2** - 13'1" x 10'4" (4m x 3.15m) with rear aspect window, fitted cupboards and radiator.

**Bedroom 3** - 13'5" x 11'3" (4.1m x 3.43m) with rear aspect window and radiator.

**Family Bathroom** - with two side aspect windows, low level WC, walk-in shower, wash hand basin, freestanding roll-top bath, storage cupboard with water tank, towel radiator and wooden flooring.

**Bedroom 4** - 12'9" x 9' (3.89m x 2.74m) with velux window and storage cupboard.