



21 Helmsley Road
Grantham, Lincolnshire, NG31 8XF

Offers in excess of
£290,000

4 Bedroom Detached House

- Freehold
- Highly Popular Estate Location
- Detached Family Home
- 4 Bedrooms
- Lounge, Kitchen/Diner
- En-Suite, WC & Family Bathroom
- Enclosed Rear Garden
- Garage & Driveway
- Direct A1 & A52 Access
- EPC Rating - B, Council Tax Band - C

Click [here](#) to access the Energy Performance Certificate for 21 Helmsley Road, Grantham, Lincolnshire, NG31 8XF



Overview

Modern Detached Family Home on the 'Barrowby Edge' Development

We are delighted to offer this well maintained detached four Bedroom family home that is located within the highly popular 'Barrowby Edge' Estate.

The property benefits from having direct A1 & A52 access as well as having a Primary School, Miller & Carter Steakhouse, Tesco Express, Hairdressers & Pharmacy all within walking distance as well as the town centre. Grantham has a wide range of amenities such as Shops, Schools including both Grammar Schools, Supermarkets, Cinema, Restaurants/Bars, Doctors, Gymnasiums, Bus & Train Station with direct access to London King's Cross in just over an hour making it perfect for any commuters.



The spacious accommodation briefly comprises: Entrance Hall, WC, Lounge, and open plan Kitchen/Diner.

The first floor landing leads to the Family Bathroom and four Bedrooms, two of these being double and two being single Bedrooms, the main Bedroom also has an En-Suite.

Externally the property has a well-proportioned plot with front and rear gardens, driveway for 3 vehicles leading to the single Garage.

The property has gas fire central heating & uPVC double glazing.

Agent's Note: Please note the property has an Estate Fee charge for maintenance of the green areas of £45.96 every 6 months.



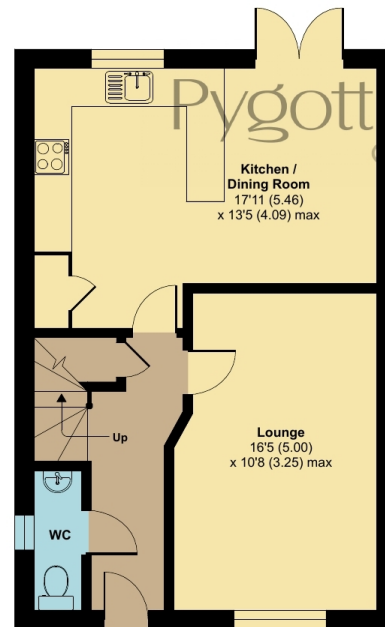
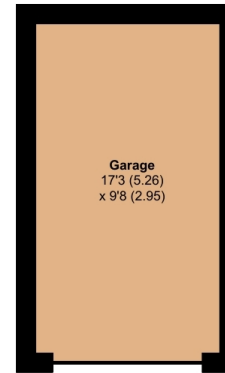


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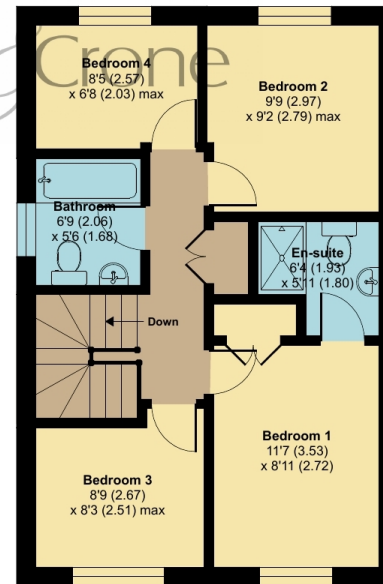


Approximate Area = 1026 sq ft / 95.3 sq m
 Garage = 167 sq ft / 15.5 sq m
 Total = 1193 sq ft / 110.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
 Produced for Pygott & Crone. REF: 899913



Location



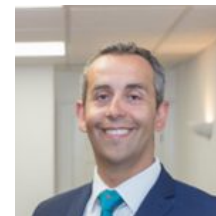
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is on the market with our Grantham branch

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