



1 Lindrick Close
Grantham, Lincolnshire, NG31 9SS

Guide Price
£265,000

3 Bedroom Detached House

- Freehold
- Beautifully Well Presented Throughout
- Modern Detached House
- Corner Plot
- 3 Bedrooms
- Home Office previously converted Garage
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Driveway for 2 cars
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 1 Lindrick Close, Grantham, Lincolnshire, NG31 9SS](#)



Overview

Guide Price: £265,000 - £270,000

Modern 3 Bed, Detached House on a Corner Plot Beautifully well presented throughout

Situated on a desirable corner plot within the sought-after Sunningdale estate, this beautifully presented three-bedroom detached home offers modern living in a prime Grantham location. The property provides a spacious and well-balanced layout, starting with an entrance porch leading into a welcoming lounge, which flows seamlessly into the dining room. A bright conservatory extends the living space, offering a perfect spot to relax while enjoying views of the garden. The modern fitted kitchen is equipped with high-quality integral appliances, including a fridge/freezer and dishwasher. The former garage has been cleverly converted to create a versatile home office and utility area with WC, catering to the needs of modern-day living.



Upstairs, the landing leads to three well-proportioned bedrooms, with the primary bedroom benefiting from an en-suite shower room. The stylish family bathroom is fitted with a contemporary three-piece suite. The home is uPVC double glazed and enjoys the efficiency of gas central heating.

Positioned on the edge of Grantham, Sunningdale is a highly popular modern estate adjacent to Belton Golf Course. It offers the perfect balance of suburban tranquillity while remaining within easy reach of the town centre and its extensive amenities, including shops, supermarkets, highly regarded primary and secondary schools, restaurants, bars, cafés, a cinema, and healthcare facilities. Grantham's train station provides a direct link to London King's Cross in approximately one hour, making it ideal for commuters.

This fantastic home is ready to move into and offers an excellent opportunity for families, professionals, or those seeking a well-connected yet peaceful setting. Contact Pygott & Crone today to arrange your viewing.





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Approximate Area = 1071 sq ft / 99.4 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: 1239083



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