



3 Tissington Road
Grantham, Lincolnshire, NG31 7FP

Offers in excess of
£350,000

5 Bedroom Detached House

- Freehold
- Popular Modern Estate Location
- Spacious Detached Family Home
- 5 Bedrooms
- Lounge, Dining Room, Kitchen & Conservatory
- En-Suite to 3 Bedrooms
- Garage & Driveway
- Enclosed Rear Garden
- Local Amenities Close By with Direct A1 Access
- EPC Rating - C, Council Tax band - E

[Click here to access the Energy Performance Certificate for 3 Tissington Road, Grantham, Lincolnshire, NG31 7FP](#)



Overview

Spacious Modern 5 Bedroom, Family Home

This spacious five-bedroom detached home, built in 2008, offers spacious and versatile living across three floors. Designed with modern family life in mind, the property boasts four generously sized double bedrooms and a fifth single bedroom, currently used as a home office. The primary bedroom features built-in wardrobes and a private en-suite, while the second bedroom also benefits from an en-suite and fitted wardrobes. Bedrooms three and four come complete with built-in wardrobes and share a stylish Jack & Jill en-suite shower room, with a separate family bathroom providing additional convenience.



The ground floor welcomes you with a bright entrance hall leading to a cloakroom, a spacious lounge, a formal dining room, and a well-appointed kitchen, perfect for entertaining. A conservatory extends the living space, offering a peaceful retreat with views over the garden. The first floor accommodates the primary bedroom, second bedroom, family bathroom, and fifth bedroom, with stairs leading to the top floor where bedrooms three and four are privately positioned.

Externally, the home offers a driveway and garage to the side, providing ample parking. The enclosed rear garden is designed for relaxation and entertaining, featuring a lawn, decked seating area, and a patio, all accessible via gated side access. The property benefits from gas central heating, uPVC double glazing, and an owned solar panel system installed around 2018/2019, ensuring energy efficiency.

Situated on the outskirts of Grantham, this fantastic home enjoys easy access to a range of local amenities, including shops, supermarkets, restaurants, bars, cafés, gyms, and healthcare services. The town also offers highly regarded primary and secondary schools, including both grammar schools and college. Grantham's train station provides direct services to London Kings Cross in around an hour, while excellent road links via the A1 and A52 connect to Lincoln, Leicester, Peterborough, Nottingham, and Sheffield, all within approximately an hour's drive perfect for any city commuters. Call Pygott & Crone NOW to arrange your viewing!





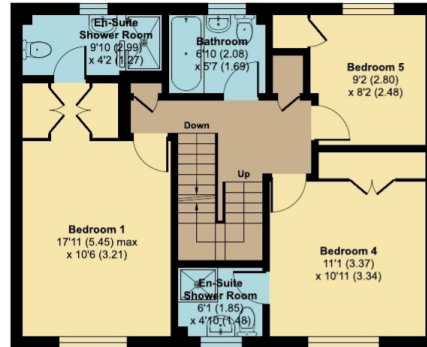
Tissington Road, Grantham, NG31

Approximate Area = 1911 sq ft / 177.5 sq m

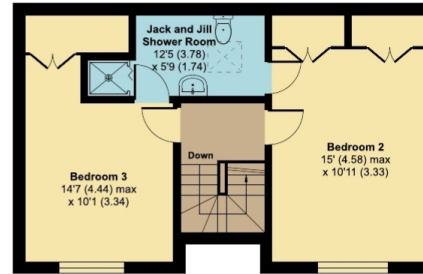
Garage = 160 sq ft / 14.8 sq m

Total = 2071 sq ft / 192.3 sq m

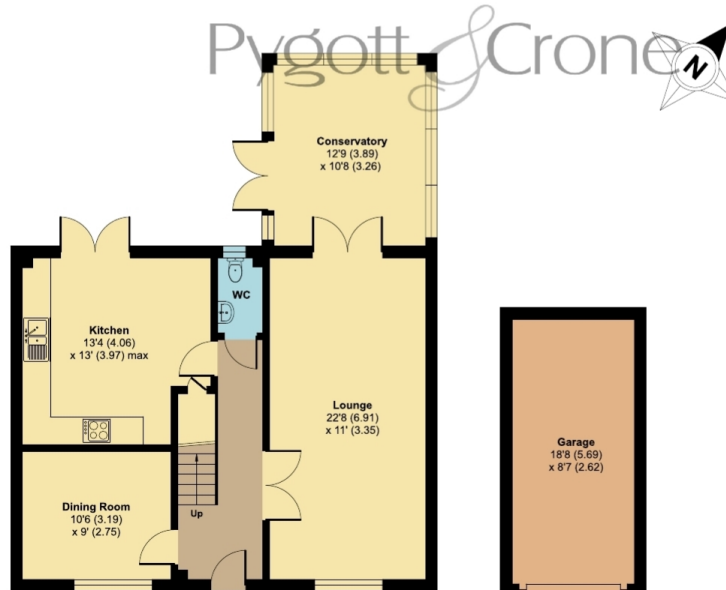
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

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: 1248844



Location



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Financial Services Director

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3 Tissington Road, Grantham
is on the market with our Grantham branch

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