



Pygott  
& Crone

17 Knaresborough Drive  
Grantham, Lincolnshire, NG31 8UP

£184,950

## 2 Bedroom Semi-Detached House

- Freehold
- Sought After Modern Estate Location
- Semi-Detached Home
- Beautifully Well Presented Throughout
- 2 Double Bedrooms
- Off Street Parking
- Enclosed & Landscaped Rear Garden
- Direct A1 & A52 Access
- EPC Rating - C, Council Tax Band - A

[Click here](#) to access the Energy Performance Certificate for 17  
Knaresborough Drive, Grantham, Lincolnshire, NG31 8UP



## Overview

This immaculate and modern two double bedroom semi-detached home is ideally located in the highly sought-after 'Barrowby Edge' development, offering the perfect balance of stylish living and everyday convenience. Built in 2014 and the property is ready to move straight into.

Grantham town centre is within walking distance, providing a full range of local amenities including supermarkets, shops, restaurants, cafes, gyms, parks, and healthcare services. For families, the area offers an excellent choice of education, with several highly regarded primary and secondary schools nearby—including both of Grantham's selective grammar schools, Kesteven and Grantham Girls' School and The King's School.

The property is also ideally positioned for commuters, with a mainline train station offering direct services to London Kings Cross in around an hour, and convenient access to the A1 and A52 for road travel.



The accommodation includes a welcoming entrance hall, downstairs WC, a modern fitted kitchen, and a spacious lounge/diner with French doors opening out to the rear garden. Outside, the garden is designed for low maintenance with a patio seating area, artificial lawn, gated side access, and an outdoor water tap—ideal for entertaining or relaxing. Upstairs, there are two well-proportioned double bedrooms and a contemporary family bathroom.

Further benefits include uPVC double glazing, gas central heating, and a driveway providing off-road parking for two vehicles. The 'Barrowby Edge' area also features a local primary school, Tesco Express, pharmacy, hairdressers and a Miller & Carter steakhouse, all just a short walk away.

This is a fantastic opportunity for first-time buyers, young professionals or downsizers looking for a move-in ready home in a prime, well-connected location. Early viewing is highly recommended so give Pygott & Crone a call NOW to arrange yours.

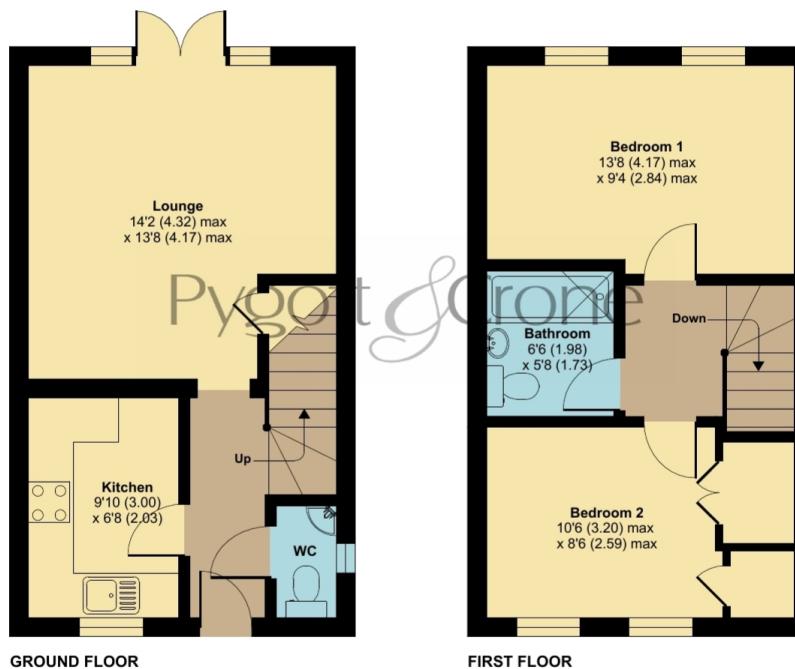




## Knaresborough Drive, Grantham, NG31

Approximate Area = 674 sq ft / 62.6 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). © ntchecom 2025.  
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## Location



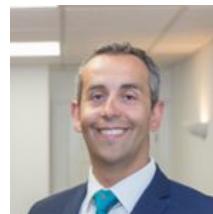
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is on the market with our Grantham branch

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