



91 Huntingtower Road  
Grantham, Lincolnshire, NG31 7AZ

Guide Price  
£160,000

## 3 Bedroom Terraced House

- Freehold
- For Sale by Auction – T & C's apply
- Buyers fees apply
- Spacious Accommodation Throughout
- Terraced Home
- 3 Bedrooms
- Lounge, Dining Room, Kitchen
- Oversized Garage
- Extensive Rear Garden
- No Onward Chain
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 91 Huntingtower Road, Grantham, Lincolnshire, NG31 7AZ](#)



## Overview

Modern Method of Auction - T & Cs Apply

\*Spacious 3 Bedroom Home with Garage\*

Pygott & Crone are delighted to present this spacious three-bedroom terraced home, situated on Huntingtower Road on the outskirts of Grantham. Ideally positioned within walking distance of the town centre, the property offers easy access to a full range of amenities while still enjoying a quieter residential setting.

This well-proportioned home features its own private entrance passageway leading into a welcoming entrance hall. The bay-fronted lounge offers a bright and comfortable living space, complemented by a separate dining room ideal for family meals or entertaining. The kitchen is located at the rear of the property and provides direct access to the garden.



Upstairs, the first-floor landing leads to three bedrooms—two generous double rooms and a single bedroom—alongside a family bathroom. The property benefits from uPVC double glazing and gas central heating throughout.

Externally, the home boasts a good-sized and fully enclosed rear garden, providing a private outdoor space perfect for relaxing or gardening. An oversized garage to the rear of the property adds valuable storage and off-street parking potential.

Grantham town centre is just a short walk away and offers an excellent selection of shops, supermarkets, restaurants, bars, cafés, and leisure facilities. Families will appreciate the nearby primary and secondary schools, including the town's well-regarded grammar schools. Grantham Train Station also provides direct rail links to London King's Cross in approximately one hour, making this a convenient location for commuters.

Offered for sale with no onward chain, this property presents a fantastic opportunity for a wide range of buyers and should be viewed to fully appreciate the space and potential on offer.





# Huntingtower Road, Grantham, NG31

Approximate Area = 1055 sq ft / 98 sq m  
Garage = 406 sq ft / 37.7 sq m  
Outbuilding = 27 sq ft / 2.5 sq m  
Total = 1488 sq ft / 138.2 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: 1329665



## BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall



## Location



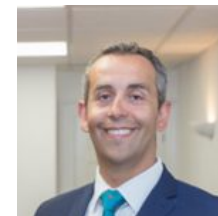
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**Stonebow**  
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**Ahmed Jilil**  
Financial Services Director

0330 912 0007

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



 An advertisement for Pygott & Crone. It features a woman with blonde hair smiling while looking at a laptop. The text includes:
 

- Pygott & Crone** logo
- Platinum Trusted Service Award 2021 feefo
- Book your free, property valuation.
- 24/7 Customer Service (with laptop icon)
- £0 Upfront Fees to Pay (with house icon)
- On average, 98% of asking price achieved (with house icon)

 A red background advertisement for Pygott Plus+. It features the text:
 

- Pygott Plus+**
- YOUR PERSONAL PROPERTY JOURNEY
- Register your buyer's criteria
- Access online viewings
- Access property documents
- Available 24/7 wherever you are
- Easy to activate, easy to use

 In the center is a smartphone displaying the app's registration page with fields for 'Email address', 'Password', and a 'Login' button.


Houses. Homes. Harmony.



91 Huntingtower Road, Grantham  
is on the market with our Grantham branch

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23 Watergate, Grantham NG31 6NS

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