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& Crone  
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Pygott  
& Crone

18 Coxmoor Close  
Grantham, Lincolnshire, NG31 9FG

£274,950

## 4 Bedroom Detached House

- Freehold
- Popular Estate Location
- Detached Family Home
- Cul-de-sac Position
- 4 Bedrooms
- Cloakroom, Bathroom & En-Suite Shower Room
- Lounge, Dining Room & Snug/Office
- Enclosed Rear Garden
- Double Driveway
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 18 Coxmoor Close, Grantham, Lincolnshire, NG31 9FG](#)



## Overview

\*Spacious, Detached Family Home in Popular Sunningdale Estate\*

Located in a peaceful cul-de-sac on the desirable Sunningdale Estate in Grantham, this well-presented four bedroom detached home offers generous and flexible living space ideally suited to modern family life. Set within walking distance of Belton Park Golf Club and the stunning grounds of Belton House, this property also benefits from excellent access to a wide range of local amenities, with Grantham town centre just minutes away. Here you'll find everything from supermarkets, shops, cafes, restaurants, and a cinema to primary and secondary schools—including the highly regarded grammar schools—and a mainline train station offering direct services to London Kings Cross in around an hour.



Inside, the property opens into an inviting entrance hall leading to a spacious lounge that flows through to a dining area, creating a bright and open living space. The breakfast kitchen is perfect for busy family mornings and is complemented by a separate utility room and a ground floor cloakroom. A versatile snug/home office, formerly the garage, adds to the living options and is currently used as a second dining area. Upstairs, a central landing provides access to four bedrooms, including a generous primary bedroom with an En-suite shower room, and a family bathroom.

Outside, the home features a double-width driveway offering ample off-road parking, with gated side access to an enclosed rear garden that includes a patio seating area and well-maintained lawn—ideal for relaxing or entertaining. The property also benefits from uPVC double glazing and gas central heating throughout.

Early viewing is highly recommended—contact Pygott & Crone today to arrange yours.







## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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is on the market with our Grantham branch

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