



65 Kedleston Road  
Grantham, Lincolnshire, NG31 7FF

£175,000

## 2 Bedroom Semi-Detached House

- Freehold
- Modern End Terrace Home
- Popular Estate Location
- Beautifully Well Presented Throughout
- Modern Kitchen & Bathroom
- 2 Double Bedrooms
- Allocated Parking Space
- Close by Amenities & Direct A1 access
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 65 Kedleston Road, Grantham, Lincolnshire, NG31 7FF](#)



## Overview

\*2 Bedroom - Modern End Terraced Home with Off Street Parking\*

This well presented home is situated on a popular modern estate and would make an ideal purchase for a first time buyer. The property offers comfortable and contemporary living accommodation throughout and enjoys a convenient position on the outskirts of Grantham with excellent transport links.

The accommodation briefly comprises an entrance hall leading to a cloakroom and a fitted kitchen featuring modern grey units with a gas hob and electric oven. To the rear of the property is a spacious lounge diner, flooded with natural light and benefiting from patio doors that open directly onto the rear garden, creating an ideal space for both relaxing and entertaining.



To the first floor, the landing provides access to two generous double bedrooms along with a modern family bathroom finished to a high standard.

Outside, the enclosed rear garden offers a pleasant patio seating area and is mainly laid to lawn, with the added benefit of gated side access. The property further benefits from an allocated parking space, gas central heating and uPVC double glazing throughout.

The location is particularly appealing, positioned on a sought after development with direct access to the A1 and just a short drive from Grantham town centre. Grantham provides a wide range of amenities including shops, supermarkets, primary and secondary schools, restaurants, bars, cafés, a cinema, healthcare services and a mainline train station offering direct services to London Kings Cross in approximately one hour.

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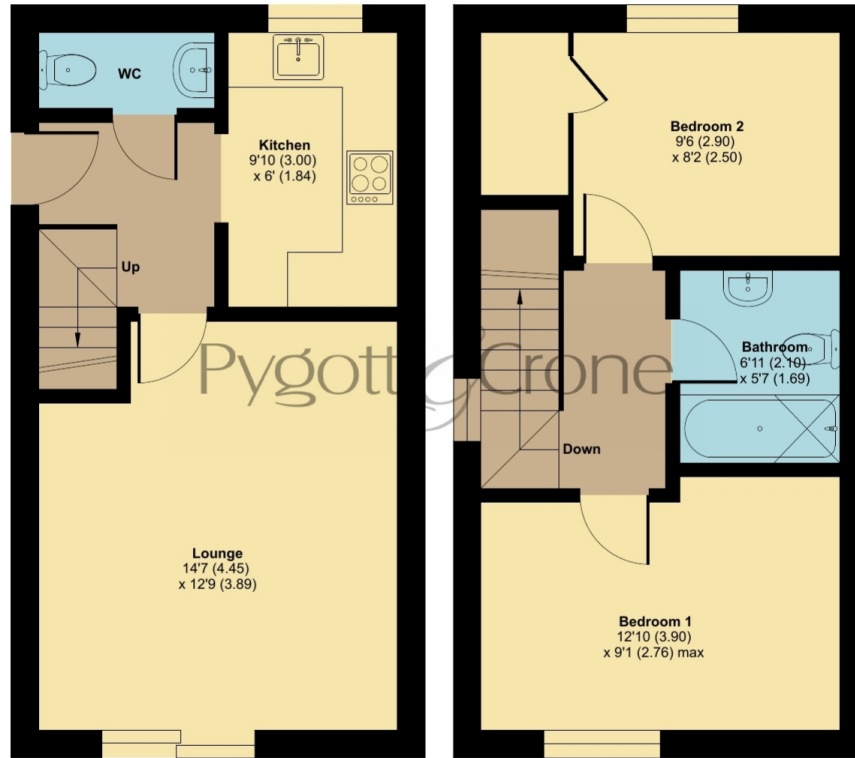




# Kedleston Road, Grantham, NG31

Approximate Area = 638 sq ft / 59.2 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Pygott & Crone. REF: 1398141



## Location



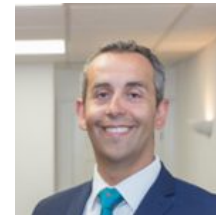
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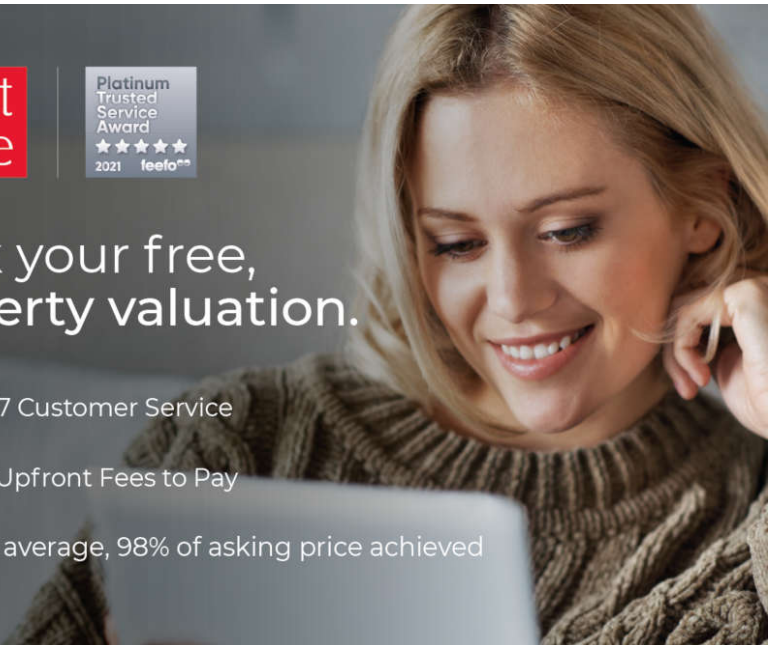


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Financial Services Director

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