



32 Alnwick Way  
Grantham, Lincolnshire, NG31 8UJ

£105,000

## 2 Bedroom Semi-Detached House

- Share of Freehold
- Popular Modern Estate Location
- Semi-Detached House
- 2 Double Bedrooms
- Cloakroom & Bathroom
- 55% Shared Ownership - Can Also be Purchased for full 100%
- Garage
- Well Presented Throughout
- Rear Garden with Summerhouse
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 32 Alwick Way, Grantham, Lincolnshire, NG31 8UJ](#)



## Overview

\*55% Shared Ownership – Modern Home with Garage and Versatile Garden Room\*

Offered at 55% shared ownership for £105,000 (or available to purchase outright at £199,950), this modern two double bedroom semi-detached home is an ideal opportunity for first-time buyers or anyone looking to take their next step on the property ladder.

Built in 2015 and set on a popular modern development in Grantham, the home enjoys excellent commuter links with easy access to the A52 and A1, while being within walking distance of the town centre and its fantastic range of amenities. Grantham provides everything from supermarkets, high street shops, and highly regarded primary and secondary schools—including both grammar and non-grammar options—to gyms, healthcare facilities, and an array of dining and leisure venues. The town's mainline railway station offers direct services to London Kings Cross in around an hour, making this property especially appealing for professionals and commuters.

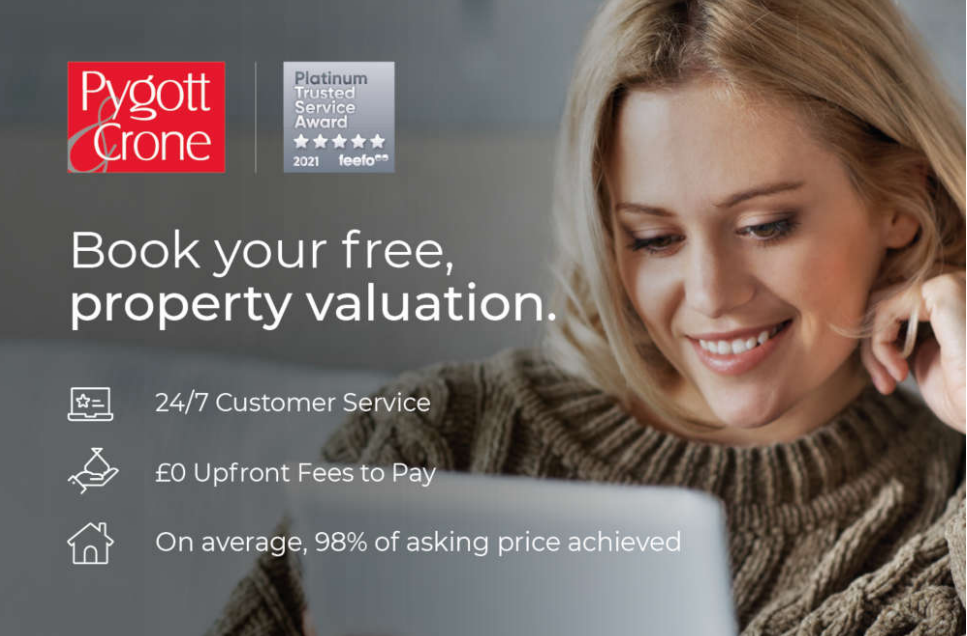


Inside, the accommodation includes a welcoming entrance hall, a convenient ground floor cloakroom, a fitted kitchen, and a spacious lounge with French doors leading out to the rear garden—ideal for letting in natural light even on crisp winter days. Upstairs, the first-floor landing leads to a modern family bathroom and two generous double bedrooms, each offering a comfortable retreat at the end of the day.

Outside, the beautifully landscaped rear garden provides a private space to enjoy year-round. The patio area, complete with an awning, is perfect for sheltered outdoor dining, while the decked seating area and charming garden room (with power and lighting) offer a cosy spot to unwind, work from home, or enjoy quiet evenings whatever the weather.

Completing this appealing home is a garage and driveway, providing secure parking and additional storage. With gas central heating ensuring warmth and comfort throughout the colder months, this property offers style, practicality, and an inviting sense of home—making it a standout choice within the shared ownership market.





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# Alnwick Way, Grantham, NG31

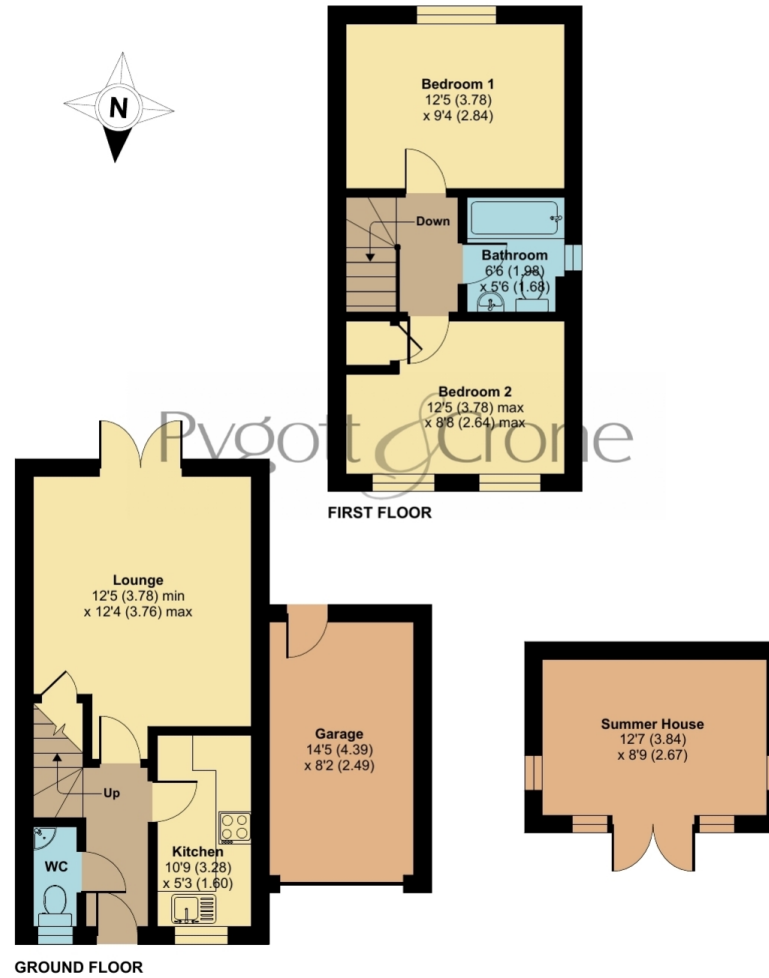
Approximate Area = 628 sq ft / 58.3 sq m

Garage = 117 sq ft / 10.9 sq m

Summer House = 111 sq ft / 10.3 sq m

Total = 856 sq ft / 79.5 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). © n1checom 2025. Produced for Pygott & Crone. REF: 1347500

## Location



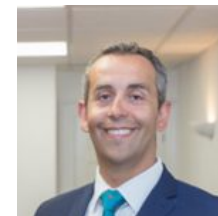
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