



46 Edward Street
Grantham, Lincolnshire, NG31 6JG

£150,000

3 Bedroom Terraced House

- Freehold
- Spacious Terraced Home
- Popular Residential Location
- 3 Double Bedrooms
- Lounge, Dining Room, Kitchen
- Downstairs Bathroom
- Rear Garden
- Close By Amenities
- EPC Rating - E, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 46 Edward Street, Grantham, Lincolnshire, NG31 6JG](#)



Overview

Well-Proportioned Three Bedroom Home with Spacious Living and Generous Garden

Positioned to the south of Grantham, this well-sized three bedroom terraced home offers an excellent opportunity for first-time buyers, families, or investors looking for a property with strong commuter connections and easy access to local amenities. The location provides convenient access to the A1 and is within walking distance of the town centre, where you'll find a wide range of amenities including supermarkets, high street shops, popular schools—both grammar and non-grammar—healthcare services, gyms, parks, and leisure facilities. Grantham's mainline train station also offers direct rail links to London Kings Cross in around an hour, making this a practical choice for those needing to commute.



The home offers spacious and flexible accommodation across three levels, with a welcoming living space featuring a charming fireplace, a separate dining room, and a fitted kitchen with direct access to the rear garden. The bathroom is located on the ground floor and is fitted with a modern three piece suite including a shower over the bath. Upstairs, the property boasts three generously sized double bedrooms, providing comfortable living for a growing family or the flexibility to create a home office or guest room.

Externally, the property enjoys a generous rear garden with a paved seating area and a useful timber shed, creating a private & low maintenance outdoor space for relaxing. The Rear Garden does have a right of access for the neighbouring home to the shared passage. The property has central heating and a freehold tenure, this is a solid, practical home that combines space, location, and convenience in equal measure.








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Edward Street, Grantham, NG31

Approximate Area = 1037 sq ft / 96.3 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: 1347644

Location



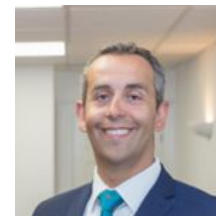
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