



28 Penrhyn Way
Grantham, Lincolnshire, NG31 8XB

Offers in excess of
£300,000

3 Bedroom End Of Terrace House

- Freehold
- Popular Modern Estate Location
- Spacious & Modern Accommodation Throughout
- 3/4 Bedrooms
- Open Plan Kitchen/Dining/Day Room
- Primary Bedroom with Dressing Area & En-Suite
- Enclosed Rear Garden
- Garage, Driveway & Car Port
- Direct A1 & A52 Access
- EPC Rating - B, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 28 Penrhyn Way, Grantham, Lincolnshire, NG31 8XB](#)



Overview

Spacious Modern Home in the Sought-After Barrowby Edge Development

Welcome to this stunning and versatile three/four bedroom townhouse, positioned within the highly regarded Barrowby Edge development in Grantham. Completed in 2018, this contemporary home offers an exceptional blend of modern style, thoughtful design and everyday practicality, all while benefiting from superb access to the A52 and A1 for effortless travel to neighbouring cities.

Perfectly located on Penrhyn Way, the property is just a short walk from an excellent range of local amenities. Grantham provides everything a family could need, including well-respected primary and secondary schools, both grammar schools, shops, supermarkets, cafés, restaurants, bars and a cinema. Healthcare services are close by, and Grantham's mainline train station offers direct links to London King's Cross in just over an hour, making this an excellent base for commuters. Its central position also ensures convenient travel to Lincoln, Nottingham, Leicester, Peterborough, Sheffield and London, all reachable within approximately an hour.



Inside, the home begins with a welcoming entrance hall that sets the tone for the spacious accommodation ahead. The ground floor features a versatile office or fourth bedroom, a modern cloakroom and an impressive open-plan kitchen/dining/day room—an ideal space for family living, entertaining and day-to-day comfort.

The first floor offers a well-appointed family bathroom, a relaxing lounge and a luxurious primary bedroom complete with its own en-suite and dressing area. The top floor provides two further generous double bedrooms along with an additional shower room, making this layout perfect for families or those seeking flexible living arrangements.

Externally, the property enjoys excellent parking options with its own driveway, car port and garage. The enclosed rear garden offers an ideal private outdoor space for children, pets or al fresco dining.

Built in 2018, the home benefits from the remainder of a 10-year NHBC warranty, adding further peace of mind regarding its quality and construction. This superb townhouse combines modern living with an unbeatable location—early viewing is highly recommended. Contact Pygott & Crone now to arrange your appointment.

Agents Note: The property is accessed via a shared drive leading to the private driveway and is subject to an annual estate management fee of £105.





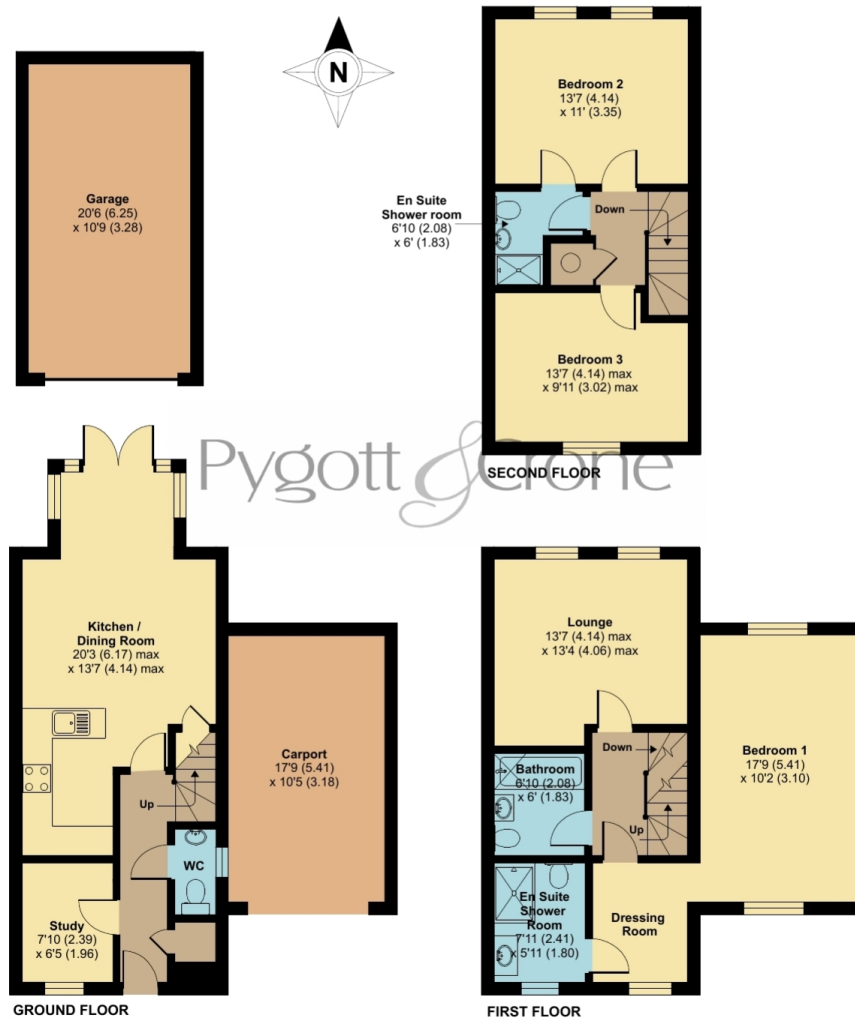
Penrhyn Way, Grantham, NG31

Approximate Area = 1328 sq ft / 123.3 sq m (excludes carport)

Garage = 220 sq ft / 20.4 sq m

Total = 1548 sq ft / 143.8 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). © nrichcom 2025. Produced for Pygott & Crone. REF: 1383669



Location



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Ahmed Jilil
Financial Services Director

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is on the market with our Grantham branch

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