



23 Fourth Avenue
Grantham, Lincolnshire, NG31 9TS

Guide Price
£240,000

4 Bedroom Semi-Detached House

- Freehold
- Popular Cul-de-sac Location
- Extended Semi-Detached Home
- 4 Bedrooms
- Versatile Living Accommodation
- Lounge, Dining Room, modern Kitchen
- Beautifully Well Presented Throughout
- Resin Driveway
- Enclosed & Landscaped Rear Garden with irrigated lawn system
- EPC Rating- C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 23 Fourth Avenue, Grantham, Lincolnshire, NG31 9TS](#)



Overview

GUIDE PRICE: £240,000 - £250,000 - An extended and deceptively spacious four-bedroom semi-detached family home, positioned within a quiet cul-de-sac in a highly regarded area close to local amenities. The property has been thoughtfully extended to the rear over the years, creating generous and versatile living accommodation ideal for modern family life.

Conveniently located just a short drive from the centre of Grantham, the property enjoys easy access to a wide range of amenities including shops, supermarkets, primary and secondary schools (including both grammar schools), restaurants, bars, cafés, a cinema, healthcare services and a train station with a direct line to London King's Cross in approximately one hour.



The well-presented accommodation comprises an entrance porch leading into a spacious lounge featuring a contemporary fitted media wall. Double doors open into the dining room, which in turn flows seamlessly into the extended kitchen. The kitchen is fitted with modern eye and base level units and is beautifully enhanced by a lantern ceiling window, flooding the space with natural light and creating a superb hub of the home for both everyday living and entertaining.

To the ground floor there is also a versatile fourth bedroom, which could alternatively be used as a home office or additional sitting room. This room benefits from access to a Jack and Jill en-suite, which also connects to a rear lobby.

The first floor landing provides access to three further well-proportioned bedrooms and a family bathroom.

Externally, the property continues to impress. A resin driveway to the front provides off-road parking for up to three vehicles. The enclosed rear garden has been thoughtfully landscaped and features a resin patio seating area, a raised lawn complete with irrigation system, and a further raised decked seating area, offering excellent outdoor entertaining space.

The home benefits from gas central heating and uPVC double glazing throughout. Offering fantastic and flexible living accommodation, this property must be viewed to fully appreciate the space and quality on offer. Contact Pygott & Crone to arrange your viewing.





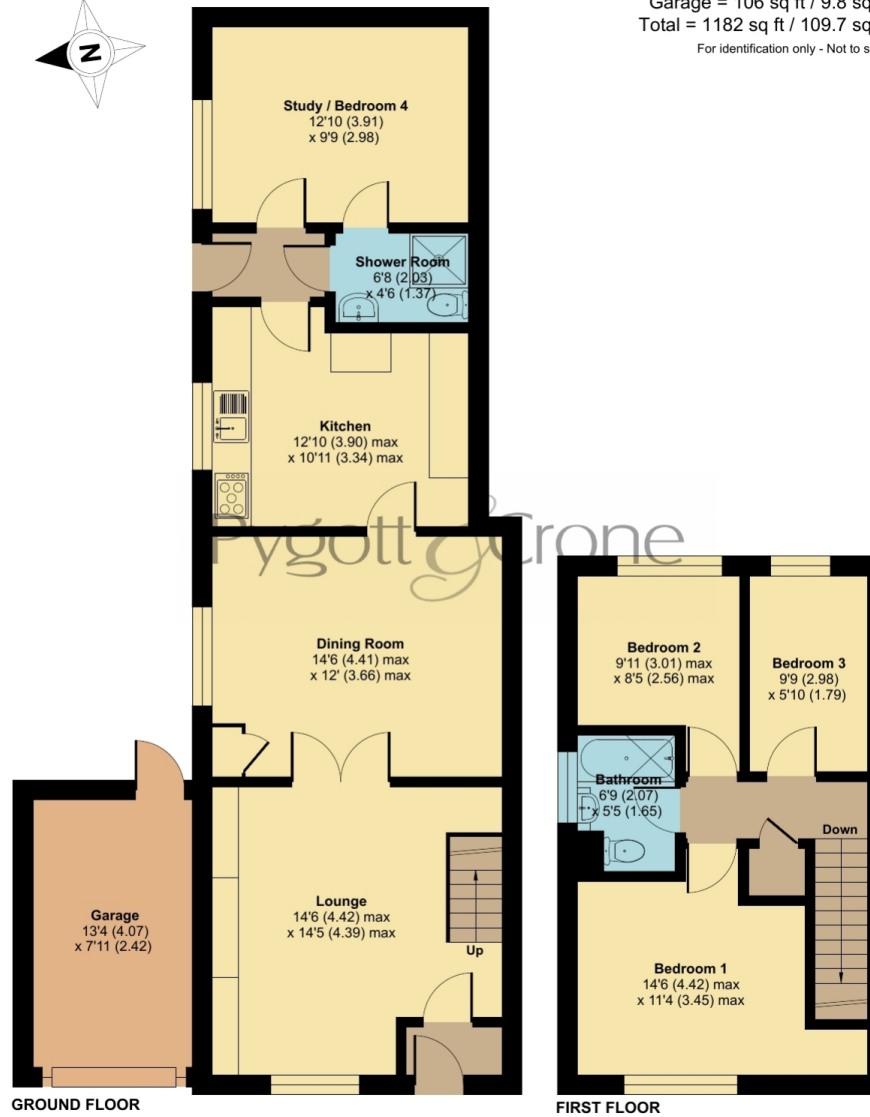
Fourth Avenue, Grantham, NG31

Approximate Area = 1076 sq ft / 99.9 sq m

Garage = 106 sq ft / 9.8 sq m

Total = 1182 sq ft / 109.7 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 2026. Produced for Pygott & Crone. REF: 1418876



Location



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is on the market with our Grantham branch

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