



7 Portrush Drive
Grantham, Lincolnshire, NG31 9GD

£249,950

3 Bedroom Detached House

- Freehold
- Popular Estate Location
- Detached House
- 3 Bedrooms
- Driveway & Garage
- Enclosed Rear Garden
- No Onward Chain
- WC, Bathroom & En-Suite
- Close by Amenities
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 7 Portrush Drive, Grantham, Lincolnshire, NG31 9GD](#)



Overview

Spacious Three-Bedroom Detached Home with Garage & No Onward Chain

We are delighted to offer for sale this spacious three-bedroom detached home, situated within the popular and established Sunningdale development in Grantham. Offering well-proportioned accommodation across two floors, a private enclosed rear garden, single garage, generous off-road parking, and the considerable benefit of no onward chain, this property would make an excellent family home or attractive investment.

The property is ideally positioned within the development, with a convenient local shop nearby and excellent access to Grantham town centre, which is just a short drive away. Grantham offers an extensive range of amenities including shops, supermarkets, restaurants, cafés, bars, leisure facilities, healthcare services and a choice of primary and secondary schools, including the town's highly regarded grammar schools. For commuters, Grantham railway station provides a direct mainline service to London King's Cross in around an hour.



Upon entering the property, the welcoming entrance hall with its ceramic tiled floor provides access to the main living accommodation, stairs rising to the first floor and useful internal access into the single garage, offering additional convenience and security.

The ceramic tiled floor extends into the WC and the modern kitchen, which is fitted with a range of white wall and base units, complementary work surfaces, and an electric hob and oven, providing a practical space for everyday cooking and entertaining. It also includes a comparatively new washer/dryer and a fridge freezer.

The generous lounge/diner forms the main social hub of the home and offers plenty of space for both comfortable seating and dining. Patio doors open directly onto the enclosed rear garden, creating a pleasant connection between the indoor and outdoor living spaces and allowing plenty of natural light into the room.

Upstairs, the property provides three bedrooms, including a principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms provide flexible accommodation for family members, guests, a home office or additional living requirements. A separate family bathroom completes the first-floor accommodation.



Outside, the property benefits from a driveway to the front, providing off-road parking for 3 vehicles and access to the garage. The enclosed rear garden is predominantly laid to lawn with a paved patio area, creating an ideal space for outdoor dining, relaxing and entertaining. A particularly useful feature is the large summerhouse, which benefits from both power and lighting and could provide an excellent home office, hobby room or additional recreational space.

Further benefits include copper-piped gas central heating, uPVC double glazing, a single garage and no onward chain, making this an appealing proposition for buyers looking for a straightforward move.

With its detached design, three bedrooms, en-suite, garage, private garden and convenient location, this property offers an excellent opportunity to purchase a well-positioned family home within the popular Sunningdale development. It boasts fully fitted carpets, has been redecorated throughout in neutral colours, and is ready for immediate occupation. Viewing is highly recommended to appreciate the space, layout and potential this property has to offer.

Agents Note:- The sale is subject to a Grant of Representation (Probate) which has been applied for but has not been granted as of yet.









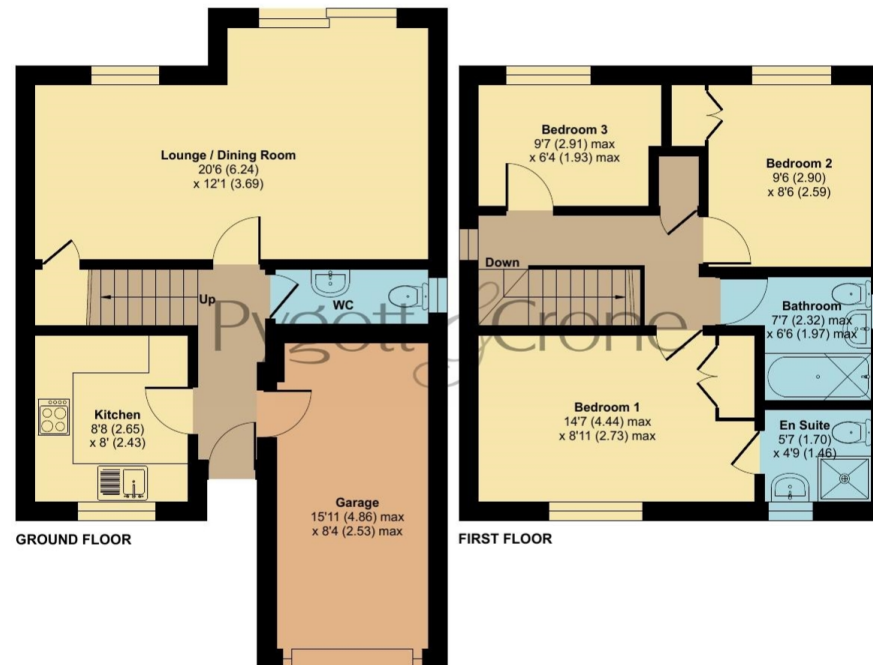
Portrush Drive, Grantham, NG31

Approximate Area = 832 sq ft / 77.2 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 957 sq ft / 88.8 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). © nitchcom 2026. Produced for Pygott & Crone. REF: 1509308



Location



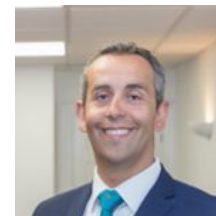
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is on the market with our Grantham branch

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