



12 Green Hill Road
Grantham, Lincolnshire, NG31 8AG

£160,000

2 Bedroom Terraced House

- Freehold
- Sought After Terraced Location
- 2 Double Bedrooms
- Lounge, Dining Room, Kitchen
- Cloakroom, & En-Suite's to both Bedrooms
- Rear Garden
- Walking Distance to Town Centre
- Direct Access to A1 & A52
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 12 Green Hill Road, Grantham, Lincolnshire, NG31 8AG](#)



Overview

Well Presented, 2 Double Bedroom Home both with En-Suite's

Located within a highly sought-after and established terraced setting, this well presented and deceptively spacious two double bedroom home offers an excellent opportunity for buyers seeking convenience, comfort and strong transport links. Green Hill Road is ideally positioned within easy walking distance of Grantham town centre, while also providing direct access to the A52 and A1, making it particularly attractive for commuters.

Grantham town centre is just minutes away and offers a comprehensive range of amenities including a variety of shops and supermarkets, well-regarded primary and secondary schools including both grammar schools, an array of restaurants, bars and cafés, a cinema, healthcare services and a mainline train station with direct services reaching London in approximately one hour.



The accommodation is arranged over two floors and is both versatile and well maintained throughout. To the ground floor, the property comprises an entrance hall leading through to a comfortable lounge and a separate dining room, providing ideal spaces for both relaxing and entertaining. The kitchen is complemented by a useful utility area and a ground floor cloakroom, adding to the practicality of the home.

To the first floor, the landing gives access to two generous double bedrooms, both of which benefit from their own en-suite facilities. Bedroom two enjoys an en-suite shower room, while the principal bedroom is enhanced by a spacious four-piece En-suite bathroom, offering a touch of luxury rarely found in properties of this style.

Externally, the property features an enclosed rear garden with gated side access leading to a shared passageway. The neighbouring property does have a right of way across this home to access the shared passageway. Additional benefits include a combi boiler with gas central heating, uPVC double glazing throughout and a well presented finish that allows a purchaser to move straight in with minimal work required.

This attractive home combines space, location and practicality, making it an ideal purchase for first-time buyers, professionals or investors alike.

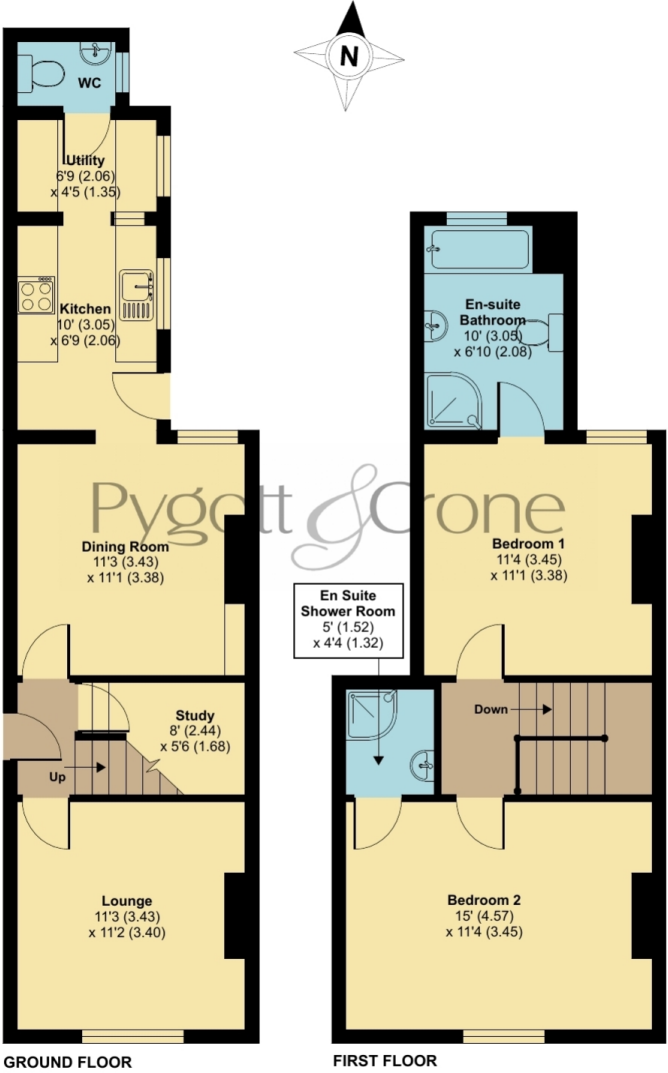




Green Hill Road, Grantham, NG31

Approximate Area = 902 sq ft / 83.7 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). © ncthem 2026. Produced for Pygott & Crone. REF: 1401456



Location



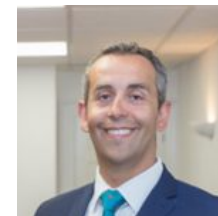
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