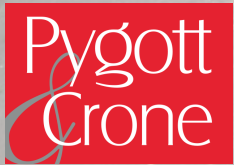




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FOR SALE
0800 9177 404



55 New Beacon Road
Grantham, Lincolnshire, NG31 9JS

£245,000

3 Bedroom Semi-Detached House

- Freehold
- Extended Semi-Detached Home
- Beautifully Renovated Throughout
- Spacious Accommodation
- 3 Bedrooms
- Downstairs Cloakroom & Upstairs Bathroom
- Open Plan Kitchen/Diner/Garden Room
- Driveway
- Extensive Rear Garden
- EPC Rating - TBC, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 55 New Beacon Road, Grantham, Lincolnshire, NG31 9JS](#)



Overview

Situated on the outskirts of Grantham town centre, this extended three-bedroom semi-detached home has been thoughtfully improved to offer stylish and well-balanced accommodation suited to a variety of buyers, including families and those looking for modern open-plan living.

A standout feature of the property is the spacious open-plan kitchen/diner/garden room to the rear, creating a versatile living space ideal for day-to-day family life and entertaining alike. The kitchen is fitted with modern units and includes an integral dishwasher and fridge freezer, whilst the garden room benefits from French doors opening onto the rear garden, allowing for plenty of natural light throughout the space.

The accommodation briefly comprises an entrance hall, cloakroom and a separate lounge with bay window to the front elevation. To the first floor, the landing leads to three bedrooms and a modern family bathroom.



Externally, the property benefits from a driveway providing off-road parking for two vehicles together with gated side access leading to an enclosed and well-proportioned rear garden. The garden is predominantly laid to lawn and also features decked and patio seating areas suitable for outdoor seating and entertaining.

The property is conveniently positioned for access to Grantham's extensive range of amenities including shops, supermarkets, restaurants, bars, cafés, healthcare services, leisure facilities and a cinema, together with a selection of primary and secondary schooling, including grammar school options. Grantham train station also offers direct services to London King's Cross railway station with journey times from around one hour.

Further benefits include uPVC double glazing and a gas combination boiler.

Viewing is highly recommended to appreciate the accommodation and presentation on offer. Contact Pygott & Crone NOW to arrange your viewing!





New Beacon Road, Grantham, NG31

Approximate Area = 1043 sq ft / 96.8 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). © nchecom 2026. Produced for Pygott & Crone. REF: 1463271



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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is on the market with our Grantham branch

23 Watergate, Grantham NG31 6NS

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