



12 Wilks Road  
Grantham, Lincolnshire, NG31 7WJ

Guide Price  
£190,000

## 3 Bedroom End Of Terrace House

- Freehold
- Popular Modern Estate Location
- End Terraced House
- 3 Bedrooms
- Cloakroom, Bathroom & En-Suite Shower Room
- Enclosed Rear Garden
- Allocated Parking Space
- Close by Amenities & Direct A1 access
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 12 Wilks Road, Grantham, Lincolnshire, NG31 7WJ](#)



## Overview

\*Ideal & Modern 3 Bedroom - First Time Buy Home\*

Guide Price: £190,000 - £195,000

This modern three bedroom end-terraced home, constructed in 2010, is ideally positioned on a popular contemporary development on the outskirts of Grantham, while remaining within comfortable walking distance of the town centre. Grantham offers an excellent range of amenities including shops and supermarkets, primary and secondary schools with both grammar schools represented, along with a variety of restaurants, bars and cafés. Further benefits include a cinema, healthcare services and a mainline train station providing a direct service to London King's Cross in approximately one hour, making the location ideal for commuters and families alike.



The well-planned accommodation comprises an entrance porch leading to a cloakroom, a spacious lounge and a modern kitchen diner, perfect for everyday living and entertaining. To the first floor, the landing gives access to three bedrooms and a family bathroom, with the primary bedroom further benefiting from an en-suite shower room.

Outside, the property enjoys an enclosed rear garden featuring a patio seating area and lawn, ideal for relaxing or outdoor dining. Gated access leads directly to an allocated parking space. Additional features include gas central heating and uPVC double glazing throughout.

An excellent opportunity to purchase a well-presented home in a convenient and desirable location. Contact Pygott & Crone today to arrange your viewing.

Agent's Note: We have been advised by the vendor that the property is currently let on an AST at £XXXPCM; the landlord is willing to serve the tenants with a Section 21 Notice after a sale has been agreed if required. The buyer will need to confirm with their solicitor regarding vacant possession and dates.





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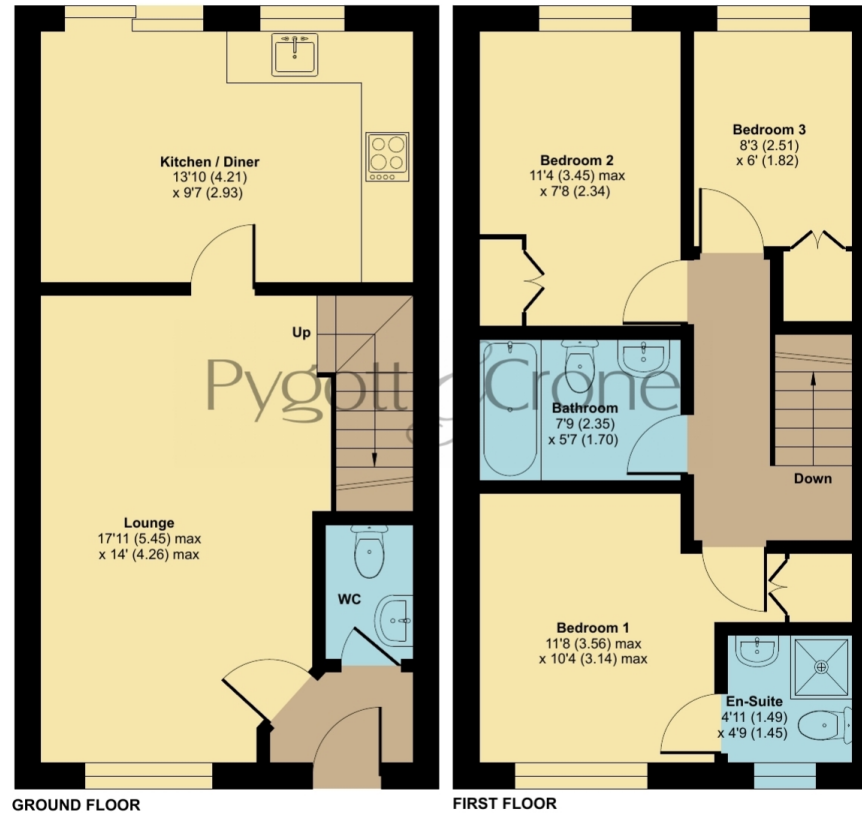
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# Wilks Road, Grantham, NG31

Approximate Area = 796 sq ft / 73.9 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: 1402074

## Location



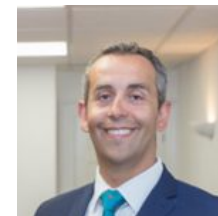
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is on the market with our Grantham branch

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