



2 Cliffe Road
Gonerby Hill Foot, Grantham, Lincolnshire, NG31 8HS

Guide Price
£325,000

4 Bedroom Semi-Detached House

- Freehold
- Popular Residential Location
- Heavily Extended Family Home
- 4 Double Bedrooms
- Spacious Semi-Detached Property
- Well Proportioned Rear Garden
- 4 Reception Rooms
- Driveway with Ample Parking
- Close by Amenities & Direct A1 access
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 2 Cliffe Road, Gonerby Hill Foot, Grantham, Lincolnshire, NG31 8HS](#)



Overview

Guide Price £325,000 - £335,0000 *Substantially Extended Four Double Bedroom Family Home in the Popular area of Gonerby Hill Foot*

Situated in the highly popular area of Gonerby Hill Foot, this substantially extended four double bedroom semi-detached family home offers generous and versatile accommodation, ideal for modern family living. The location is particularly convenient, providing direct access to the A1, a local shop, primary school, tennis club and gymnasium, while also connecting through to the village of Great Gonerby and being just a short drive from Grantham town centre with its wide range of amenities, Schoolings including both grammar schools, Healthcare Services and mainline rail links which offers a direct train to London Kings Cross in an hour.



The property has been significantly enhanced to create impressive internal space throughout, with flexible accommodation arranged over two floors. The ground floor begins with a welcoming entrance hall, leading to two separate sitting rooms, both offering comfortable living spaces that can be adapted to suit a variety of needs. A dedicated dining room opens through an attractive archway into the kitchen, which in turn flows seamlessly into a further family sitting room, creating a fantastic sociable layout ideal for both everyday living, entertaining, or equally people having their own get away spaces.

To the first floor, the landing provides access to four well-proportioned double bedrooms, including the primary bedroom benefiting from an En-suite shower room, along with a separate modern family bathroom.

Externally, the property occupies a generous plot and is approached via a private driveway providing off-road parking for three to four vehicles. The enclosed rear garden offers a lovely outdoor space for families and entertaining, featuring gated side access, a raised patio seating area, an additional decked seating area, and a lawned garden, along with the practical benefits of an external water tap and power supply. There is also a superb sized Storage Shed to the side of the property.

The home has double glazing throughout and a gas-fired central heating boiler, approximately seven to eight years old. This is a fantastic opportunity to acquire a spacious and adaptable family home in one of Grantham's most popular residential locations.

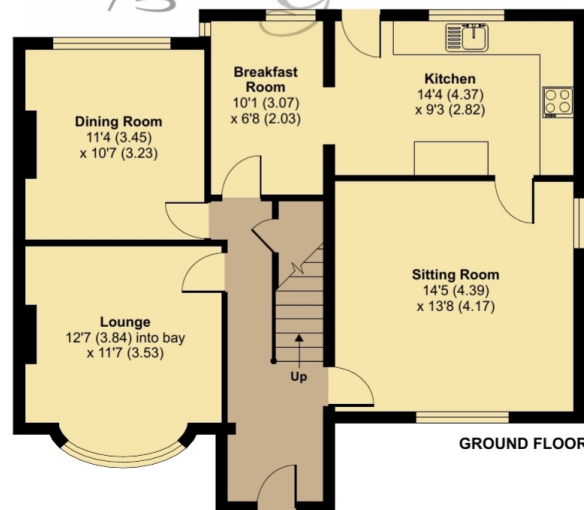
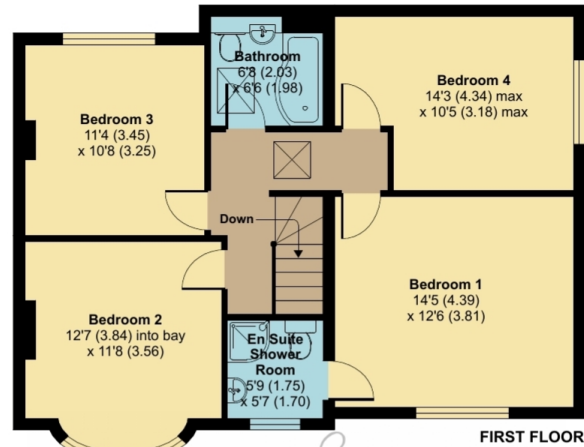




Gonerby Hill Foot, Grantham, NG31

Approximate Area = 1542 sq ft / 143.2 sq m

For identification only - Not to scale



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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: 1408555



Location



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is on the market with our Grantham branch

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