



Pygott
& Crone

54 Derwent Road
Grantham, Lincolnshire, NG31 7PD

Offers Over
£185,000

3 Bedroom Semi-Detached House

- Freehold
- Highly-Sought After Location
- Spacious Semi-Detached House
- 3 Bedrooms
- Lounge, Dining Room, Kitchen
- Downstairs WC
- Block Paved Driveway
- Enclosed Rear Garden
- Close by Amenities
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 54 Derwent Road, Grantham, Lincolnshire, NG31 7PD](#)



Overview

Spacious 3 Bedroom, Semi-Detached Home



Situated on the outskirts of Grantham yet within easy reach of the town's full range of amenities, this well-presented and spacious three-bedroom semi-detached home offers an ideal blend of convenience, comfort, and energy efficiency. The property is perfectly positioned for commuters with excellent access to the A1, while still being within walking distance of local shops, supermarkets, restaurants, bars, cafés, a cinema, and medical facilities. Families will appreciate the close proximity to both primary and secondary schools, including Grantham's highly regarded grammar schools. Grantham's mainline train station is also nearby, offering direct services to London King's Cross in approximately an hour.

The accommodation is arranged over two floors and comprises an entrance hall, a generously sized lounge, a separate dining room, a well-appointed kitchen and a WC. To the first floor, a landing leads to three good-sized bedrooms and a family bathroom.

Outside, the property benefits from a private block paved driveway, providing ample off-road parking. The rear garden is fully enclosed and designed for low maintenance, laid mainly to artificial lawn—ideal for those seeking a relaxing outdoor space without the upkeep.

Further features include uPVC double glazing, gas central heating. This is a warm, well-equipped home that is ready to move into.





Derwent Road, Grantham, NG31

Approximate Area = 949 sq ft / 88.1 sq m

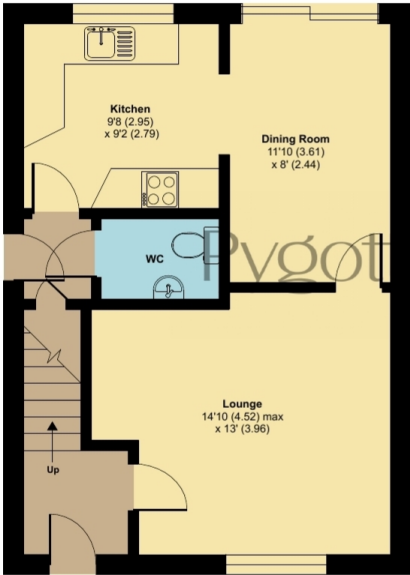
Limited Use Area(s) = 7 sq ft / 0.6 sq m

Total = 956 sq ft / 88.8 sq m

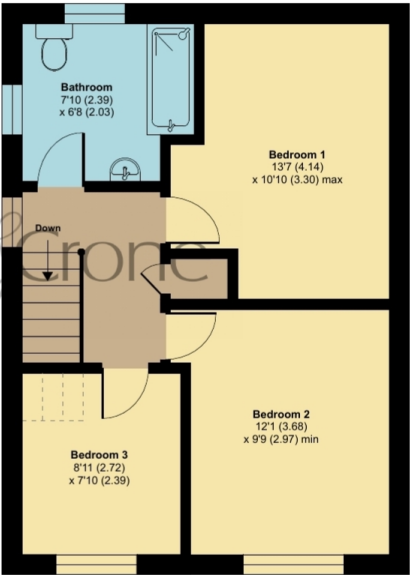
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1404452



Location



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Ahmed Jilil
Financial Services Director

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is on the market with our Grantham branch

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