



12 Mill Drive  
Grantham, Lincolnshire, NG31 6JL

Guide Price  
£375,000

## 4 Bedroom Semi-Detached House

- Freehold
- Highly Desirable Gated Development
- Modern Semi-Detached Home with River Views
- 4 Bedrooms
- First Floor Sitting Room with Balcony
- Kitchen/Diner, Conservatory
- Cloakroom, Bathroom & En-Suite
- Driveway & Garage
- Enclosed Rear Garden
- Owned solar panel system improving energy efficiency and reducing running costs
- EPC Rating - C, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 12 Mill Drive, Grantham, Lincolnshire, NG31 6JL](#)



## Overview

\*A Private Riverside Family Home in a Gated Setting, Moments from Town\*

GUIDE PRICE: £375,000-£385,000

Tucked away at the end of a private gated development, this beautifully presented family home offers an enviable combination of seclusion, space and convenience. Overlooking the river and just a short walk from Grantham's town centre and train station, it's rare to find a setting that feels this peaceful while keeping everything so close at hand.

The home unfolds across multiple levels, creating a sense of flow and individuality throughout. At its heart is a generous kitchen and dining space that naturally draws people together, opening into a conservatory that looks out over the South-facing garden — a perfect spot for morning coffee or relaxed evenings in every season. The living accommodation is bright and inviting, with elevated views across the garden and neighbouring green space, and French doors opening onto a balcony where you can sit back and enjoy the outlook.



Upstairs, the bedroom accommodation is flexible and well-balanced, making it ideal for families, guests or home working. The principal bedroom benefits from its own ensuite, while the remaining bedrooms are served by a stylish family bathroom. Large windows throughout the home ensure plenty of natural light and enhance the sense of calm and privacy.

The property also benefits from an owned solar panel system, helping to reduce running costs, generate an income while improving energy efficiency — an increasingly attractive feature for modern buyers. The solar system has a further 11 years left on the tariff & last year had a return of approximately £1200 an annum.

Outside, the walled garden is a real highlight — private, sunny and easy to maintain, it feels like a hidden retreat away from the outside world. A garage and driveway parking for two cars sit neatly to the front, all within the security and exclusivity of this gated riverside development.

Grantham offers a wide range of amenities including shops, restaurants, cafés, cinemas, excellent schooling (including grammar schools) and healthcare facilities. The train station provides direct services to London King's Cross in around an hour, while road links to the A1 make this an ideal base for commuters and families alike. Only a short distance to Stamford, Nottingham, Lincoln & Newark.

This is a home that truly offers the best of both worlds — a quiet, tucked-away setting with everything you need close by. Early viewing is highly recommended.





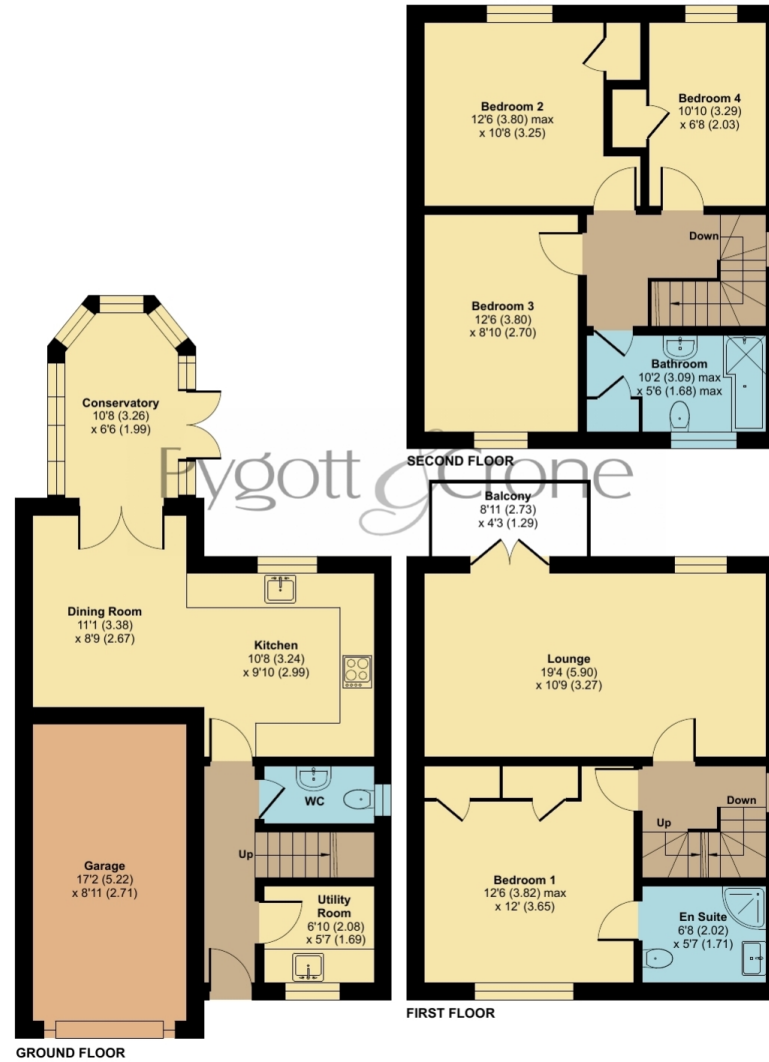
# Mill Drive, Grantham, NG31

Approximate Area = 1340 sq ft / 124.4 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1492 sq ft / 138.5 sq m

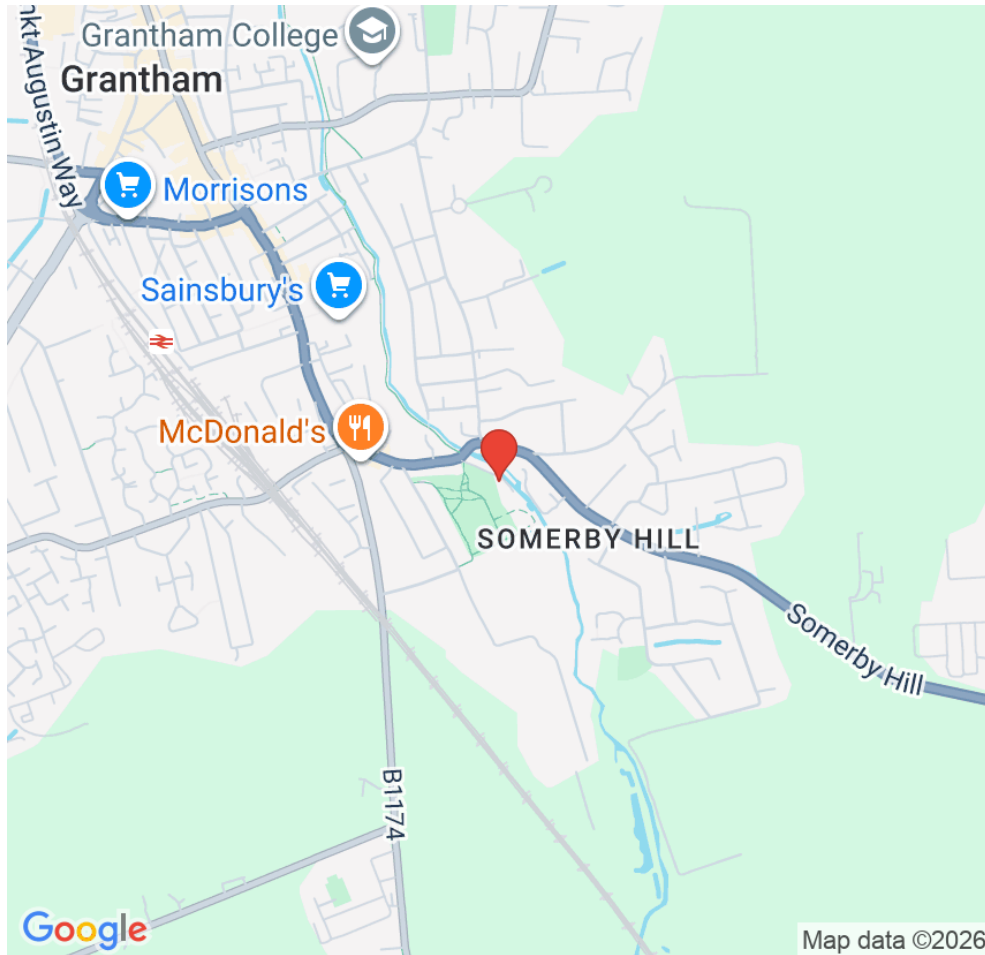
For identification only - Not to scale



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: 1405803



## Location



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Financial Services Director

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12 Mill Drive, Grantham

is on the market with our Grantham branch

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