



20 Queen Eleanor Avenue  
Grantham, Lincolnshire, NG31 8PT

Guide Price  
£310,000

## 3 Bedroom Detached House

- Freehold
- Built In 2020 By Countryside Homes
- Beautifully Presented Modern 3 Bedroom Family Home
- Quality Modern Fittings Throughout
- Detached Garage
- Off Road Parking
- Spacious Private Rear Garden
- Sought-After Estate Location Close To Schools And Transport Links
- EPC Rating - B, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 20 Queen Eleanor Avenue, Grantham, Lincolnshire, NG31 8PT](#)



## Overview

Guide Price £310,000 to £320,000

Detached Modern Three-Bedroom Home | Excellent A1 & A52 Access

This well-presented detached three-bedroom home is situated in a popular area of Grantham and is ideal for modern family living.



The property features a spacious open-plan kitchen/dining area, utility cupboard and French doors off the dining area opening onto a private, low-maintenance rear garden, along with a bright lounge and a convenient ground-floor cloakroom. Upstairs offers three well-proportioned bedrooms, including a generous main bedroom with en-suite shower room, plus a modern family bathroom.

Outside, the home benefits from a private driveway, single detached garage, and gated side access. With a B-rated EPC, the property is energy-efficient, low maintenance, and ready to move straight into.

Conveniently located close to local amenities, well-regarded schools, and transport links, including direct trains to London King's Cross and easy access to the A1 and A52, this is an excellent opportunity for families and commuters alike.

Maintenance charges to Trust Green mentioned of £50 per annum





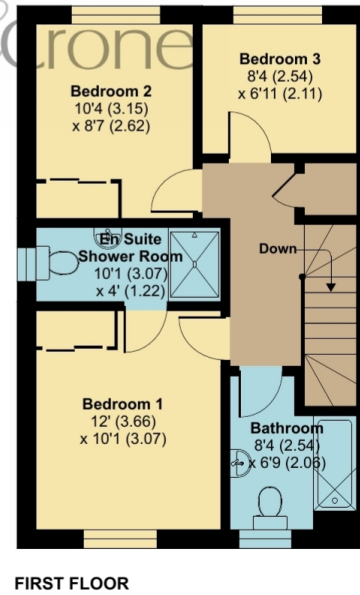
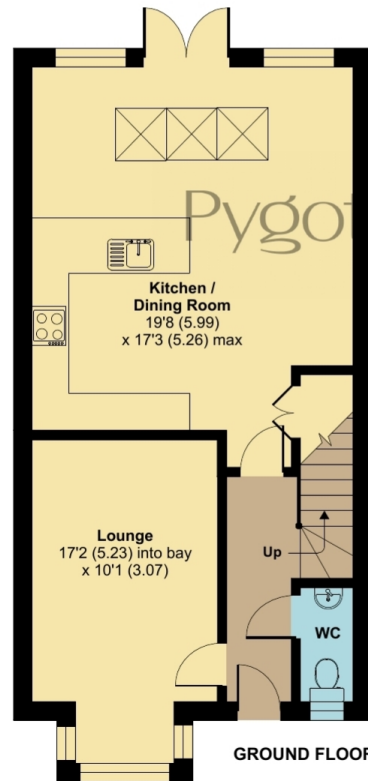
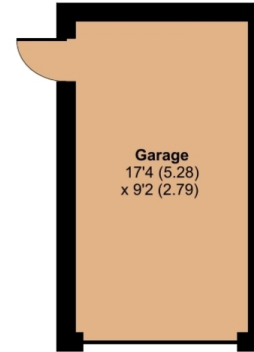
# Queen Eleanor Avenue, Grantham, NG31

Approximate Area = 1090 sq ft / 101.2 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1250 sq ft / 116.1 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: 1410402



## Location



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is on the market with our Grantham branch

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