



19 Hartington Close  
Grantham, Lincolnshire, NG31 7FX

£219,995

## 4 Bedroom Town House

- Freehold
- Popular Modern Estate Location
- Spacious & Well Presented Family Home
- 4 Bedrooms
- Cloakroom, Bathroom & En-Suite Shower Room
- Versatile Living Accommodation
- Enclosed Rear Garden
- Allocated Parking to the Rear for 2 vehicles
- Close by Amenities
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 19 Hartington Close, Grantham, Lincolnshire, NG31 7FX](#)



## Overview

A superbly presented and deceptively spacious three-storey 4 Bedroom family home, offering versatile living across three floors and positioned within a highly regarded residential setting in Grantham. This modern home is perfectly suited to growing families and professional buyers alike, providing flexible accommodation that is ready to move straight into.

The ground floor is thoughtfully arranged to cater for both everyday family life and entertaining, with a welcoming entrance hall leading through to a Play Room/Dining Room/Home Office and a contemporary living kitchen/diner designed to be the heart of the home. The kitchen is well-appointed with a range of fitted units and integrated cooking appliances, complemented by ample space and plumbing for further appliances and direct access out to the rear garden, creating an effortless indoor-outdoor flow during the warmer months.



Arranged over the upper floors, the property continues to impress with its adaptable layout. The first floor hosts an elegant sitting room filled with natural light, offering a relaxing get away room or secondary living area, alongside the principal bedroom which benefits from fitted wardrobes and an en-suite shower room. The remaining bedrooms are arranged across the top floor, two of which include fitted storage, and are served by a well-appointed family bathroom, making the home particularly practical for larger households or those requiring dedicated work-from-home space.

Externally, the rear garden has been attractively landscaped to provide a private and enclosed outdoor haven, featuring patio areas ideal for al fresco dining and established planting that adds colour and texture throughout the seasons & benefiting from low maintenance. While two allocated parking spaces are conveniently positioned to the side/rear with gated access to the Rear Garden.

Further benefits include uPVC double glazing and gas fired central heating, ensuring comfort and efficiency all year round.

Grantham remains a popular and well-connected market town, with various Shops, Supermarkets, Primary & Secondary Schools including both grammar schools, Restaurants, Bars, Cafes, Cinema, Healthcare Services & direct rail links to London King's Cross in approximately an hour, easy access to the A1 - Perfect for any commuters,

Offered for sale by Pygott & Crone Estate Agents, this is a fantastic opportunity to acquire a spacious, modern home in a convenient and established location. Early viewing is highly recommended.





# Hartington Close, Grantham, NG31

Approximate Area = 1215 sq ft / 112.8 sq m

For identification only - Not to scale



**Bathroom**  
6'9 (2.05)  
x 5'6 (1.68)

**Bedroom 2**  
9'7 (2.91)  
x 7'10 (2.38)

Down

**Bedroom 4**  
9'2 (2.79)  
x 6'9 (2.07)

**Bedroom 3**  
12'6 (3.81)  
x 7'10 (2.38)

SECOND FLOOR

Pygott & Crone

**En Suite**  
5'9 (1.74) max  
x 5'5 (1.65) max

**Bedroom 1**  
11'10 (3.60) max  
x 9'8 (2.95) max

Down

Up

**Sitting Room**  
15' (4.56) max  
x 12'2 (3.70) max

**Living Room /  
Kitchen / Diner**  
15' (4.57) max  
x 12'9 (3.88) max

Up

**Play Room /  
Office**  
9'8 (2.95)  
x 9'3 (2.81)

GROUND FLOOR

FIRST FLOOR



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: 1417419



## Location



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Ahmed Jilil  
Financial Services Director

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**19 Hartington Close, Grantham**  
is on the market with our Grantham branch

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23 Watergate, Grantham NG31 6NS

01476 591414