



23 Berkeley Avenue
Grantham, Lincolnshire, NG31 8UA

Guide Price
£390,000

4 Bedroom Detached House

- Freehold
- Popular Modern Estate Location
- Detached Modern Family Home
- Beautifully Well Maintained Family Home
- 4 Double Bedrooms with fitted wardrobes
- Cloakroom, Bathroom & En-Suite
- Garage & Driveway
- Enclosed & low maintenance Rear Garden
- Direct A1 & A52 Access
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 23 Berkeley Avenue, Grantham, Lincolnshire, NG31 8UA](#)



Overview

Guide Price £390,000 - £400,000

Perfectly positioned at the bottom of a quiet cul-de-sac within the highly sought-after Barrowby Lodge modern estate, this beautifully maintained four double bedroom detached family home offers spacious and versatile accommodation in a convenient and well-connected location. The development benefits from a local primary school and Tesco Express within easy walking distance, while this side of Grantham also provides excellent access to the A1 and A52 for commuters. Grantham town centre is also within comfortable walking distance and offers a wide range of amenities including shops, supermarkets, primary and secondary schools including the town's well regarded grammar schools, restaurants, bars, cafés, a cinema, healthcare services and a train station with a direct line to London Kings Cross in around an hour.



The property itself is a modern detached family home, originally built by David Wilson Homes approximately 20 years ago, and has been exceptionally well cared for by the current owners. The accommodation begins with a welcoming entrance hall which provides access to a convenient cloakroom. To the front of the property is a spacious bay fronted lounge which flows through to a separate dining room, creating an ideal layout for both everyday living and entertaining. The dining room in turn leads through to a bright conservatory which overlooks the rear garden and provides an additional reception space to enjoy throughout the year. The ground floor also features a well-appointed breakfast kitchen offering ample storage and workspace, along with a useful utility room which provides internal access to the single garage.

To the first floor, the landing leads to a family bathroom and four generously sized double bedrooms, all of which benefit from fitted wardrobes. The primary bedroom enjoys the added luxury of a modern en-suite shower room.

Externally, the property benefits from a driveway providing off road parking for two vehicles which leads to the single garage. Gated side access leads through to the enclosed rear garden which has been thoughtfully designed for low maintenance and offers a pleasant patio seating area, ideal for outdoor dining and relaxation. The garden also features a sheltered gazebo housing a hot tub, creating a fantastic space to unwind and entertain.

Further benefits include gas central heating and uPVC double glazing throughout. Early viewing is highly recommended to fully appreciate the space, condition and excellent location of this fantastic family home, so call Pygott & Crone now to arrange your viewing.







Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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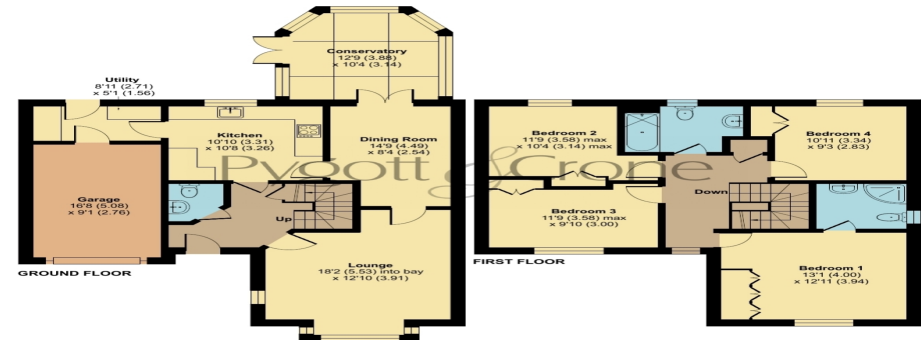






Berkeley Avenue, Grantham, NG31

Approximate Area = 1476 sq ft / 137.1 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 1624 sq ft / 150.8 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). © richcom 2026. Produced for Pygott & Crose. REF: 1429247

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is on the market with our Grantham branch

23 Watergate, Grantham NG31 6NS

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