



26 Holly Close  
Grantham, Lincolnshire, NG31 7GU

Guide Price  
£180,000

## 3 Bedroom Semi-Detached House

- Freehold
- No Onward Chain
- Semi-Detached Home
- 3 Bedrooms
- Lounge and Kitchen/Diner
- WC & Bathroom
- Driveway for 3-4 vehicles
- Enclosed rear garden with decked seating area
- Easy access to the town centre and local amenities
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 26 Holly Close, Grantham, Lincolnshire, NG31 7GU](#)



## Overview

GUIDE PRICE: £180,000 - £185,000 - Offered to the market with no onward chain, this three-bedroom semi-detached home presents a fantastic opportunity for buyers seeking a well-proportioned property with scope to personalise and add value.

The accommodation comprises an entrance hall leading into a comfortable lounge and a kitchen/diner, providing a practical and sociable layout suited to modern living. A cloakroom/WC completes the ground floor. To the first floor, the landing gives access to three bedrooms and a family bathroom, offering well-balanced space for a range of buyers including families, first-time purchasers and investors.



Outside, the property benefits from a generous driveway providing off-road parking for three to four vehicles, along with gated side access to an enclosed rear garden. The garden features a decked, sheltered seating area, creating an ideal space for relaxing or entertaining.

A key advantage is the recently installed new roof (January 2026), which comes with a guarantee, providing added peace of mind for the next owner. Further benefits include gas central heating and uPVC double glazing.

The property is conveniently positioned on the outskirts of Grantham, within easy reach of the town centre and its wide range of amenities, including shops, supermarkets, schooling for all ages, leisure facilities and a mainline train station with direct links to London Kings Cross in approximately an hour.

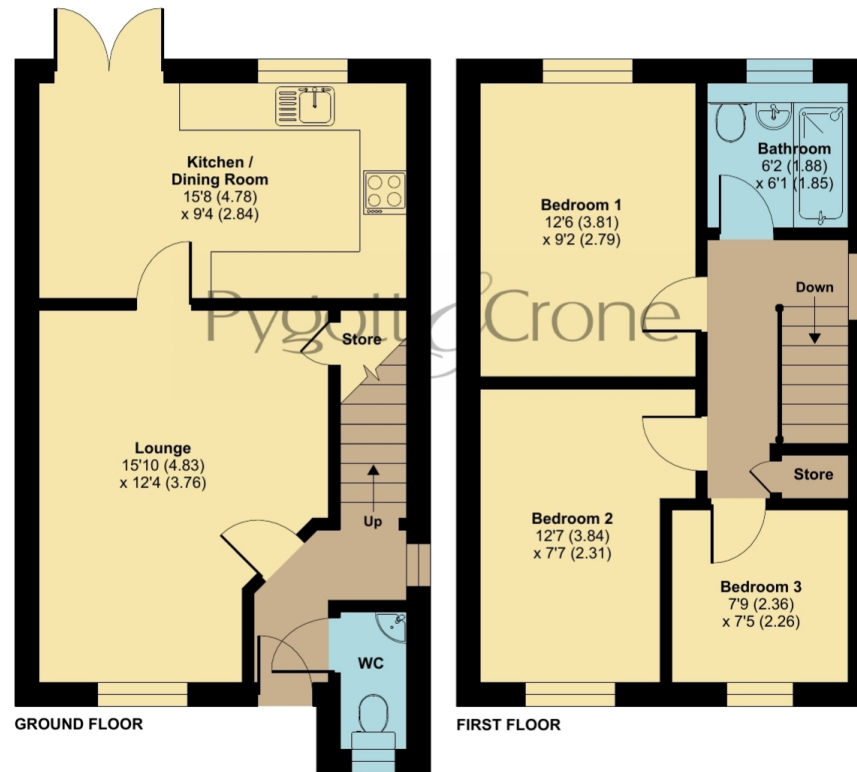




# Holly Close, Grantham, NG31

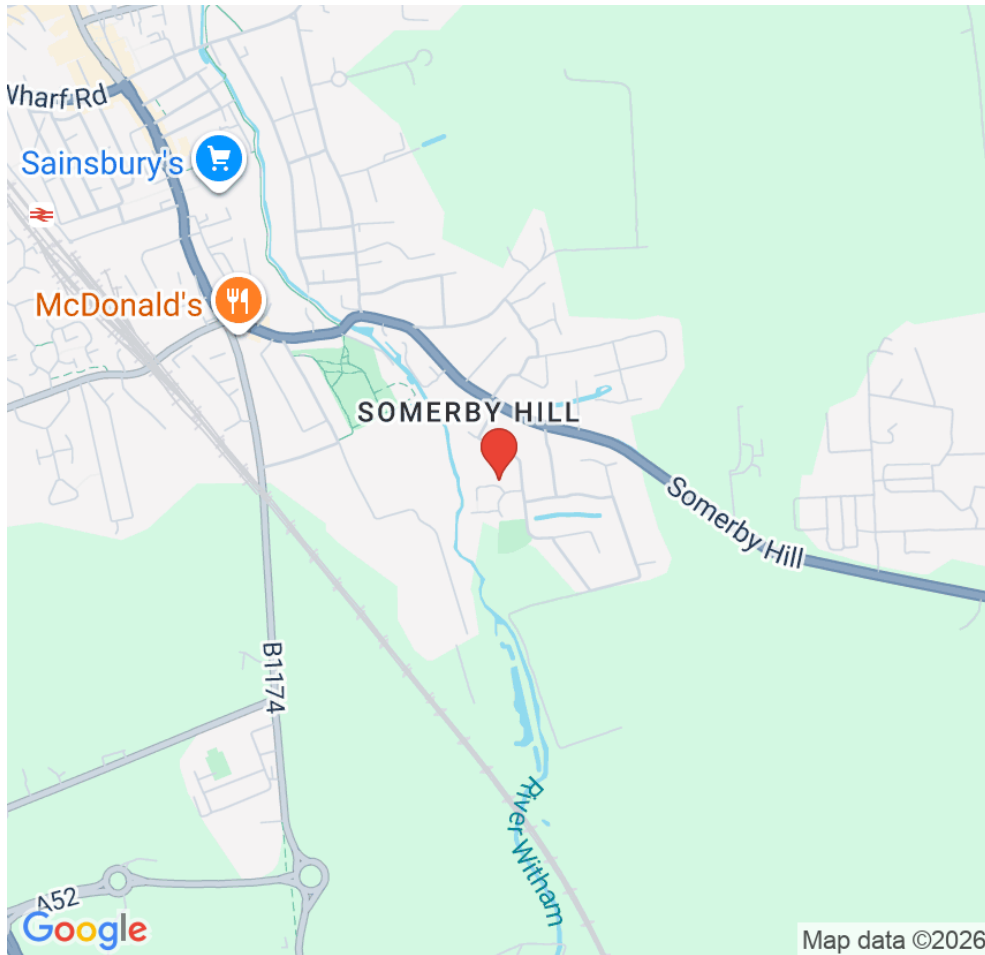
Approximate Area = 808 sq ft / 75 sq m

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: 1446272

## Location



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



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Financial Services Director

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is on the market with our Grantham branch

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