



38 Wilks Road
Grantham, Lincolnshire, NG31 7WJ

Guide Price
£120,000

2 Bedroom Apartment

- Leasehold
- Immaculate first-floor apartment
- Two bedrooms with En-suite to primary
- Modern accommodation throughout
- Stylish open plan lounge/dining/kitchen
- Juliet balconies to lounge and both bedrooms providing excellent natural light
- Modern bathroom, gas central heating
- One allocated parking space
- Excellent access to A1 and Grantham town centre, with direct rail links to London King's Cross
- EPC Rating - B, Council Tax Band - A

Click [here](#) to access the Energy Performance Certificate for 38 Wilks Road, Grantham, Lincolnshire, NG31 7WJ



Overview

GUIDE PRICE: £120,000 - £125,000. This beautifully presented first-floor apartment is located on the highly sought-after Bovis development, constructed circa 2015, and offers stylish, modern living in immaculate, show home condition throughout. The property has been thoughtfully upgraded by the current owner, featuring bespoke fitted units in the lounge area and fitted wardrobes in Bedroom Two, enhancing both practicality and visual appeal.

The accommodation is well laid out and begins with a welcoming entrance hall, complete with a useful storage cupboard and a separate airing cupboard. This leads into a bright and contemporary open plan lounge, dining and kitchen area, ideal for modern living and entertaining. The kitchen is fitted with sleek, modern units and benefits from an integral fridge/freezer, while the lounge area is complemented by a Juliet balcony, allowing plenty of natural light to flow through the space.

There are two well-proportioned bedrooms, both of which also enjoy Juliet balconies. The primary bedroom benefits from a modern en-suite shower room, while Bedroom Two is enhanced with fitted wardrobes. A separate contemporary bathroom serves the rest of the apartment.



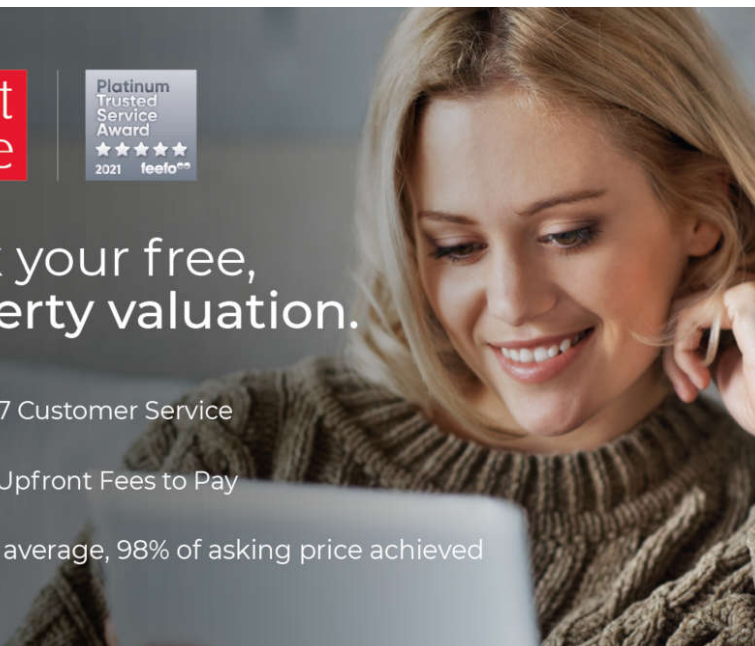
Externally, the property benefits from one allocated parking space. Additional features include gas central heating, with the boiler serviced in 2026, and the property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

Positioned on the outskirts of Grantham, the development offers excellent access to the A1 and is well connected to the town centre, which provides a wide range of amenities including supermarkets, shops, well-regarded primary and secondary schools, two grammar schools, golf courses, a cinema, and a variety of bars and restaurants. For commuters, Grantham's mainline railway station offers direct high-speed services to London King's Cross in just over an hour, making this an ideal location for those seeking convenience alongside modern living.

The property is leasehold with approximately 110 years remaining. The annual service charge is £1,604.70 and the ground rent is £120 per annum.

Please note - We have been advised that the property is Leasehold with 84 years left on the lease and that the cost per annum for ground rent and service charge is approximately £1604.70.



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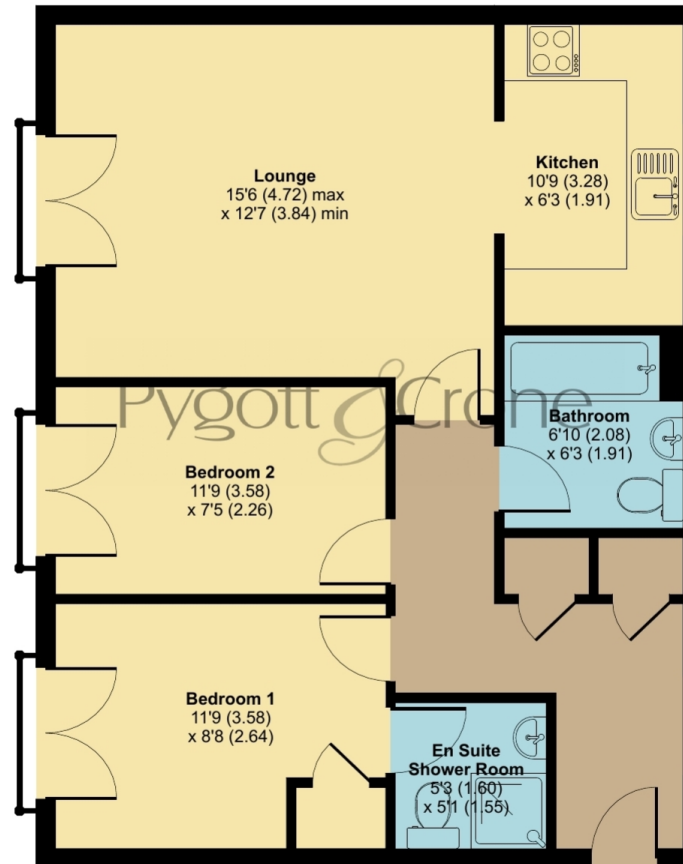
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Wilks Road, Grantham, NG31

Approximate Area = 646 sq ft / 60 sq m

For identification only - Not to scale



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: 1437112

Location



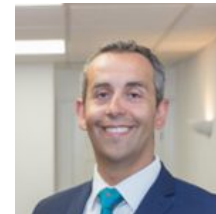
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