



74 Fifth Avenue
Grantham, Lincolnshire, NG31 9TQ

£239,950

2 Bedroom Detached Bungalow

- Freehold
- Detached Bungalow
- 3 Bedrooms
- Popular Residential Location
- Sitting room, kitchen & conservatory
- Flexible third bedroom/home office
- Modern shower room
- Driveway, car port & garage
- Generous rear garden
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 74 Fifth Avenue, Grantham, Lincolnshire, NG31 9TQ](#)



Overview

Positioned within a popular residential setting, this appealing three-bedroom detached bungalow occupies a generous plot and offers flexible, well-balanced accommodation suited to a variety of buyers.

The property welcomes you with a bright entrance hall that leads through to a comfortable sitting room and a well-equipped kitchen, both thoughtfully arranged for everyday living. To the rear, a full-width conservatory provides an additional reception space, enjoying pleasant views over the garden and creating a light-filled environment ideal for both relaxing and entertaining.

There are three bedrooms, with the third offering versatility to suit individual needs, whether as a dining room, home office or additional living space, alongside a modern shower room.



Outside, the property continues to impress with a private driveway offering ample off-road parking, complemented by a car port and a garage with an electric door. The rear garden is particularly generous and has been designed for ease of maintenance, providing a private and enjoyable outdoor space.

Further benefits include gas central heating, uPVC double glazing, a multi-fuel stove, a security alarm system and a part-boarded loft with ladder and lighting, offering useful additional storage.

The property is conveniently located for access to Grantham town centre via a bus route of with two bus stops nearby, which offers a wide range of amenities including shops, supermarkets, schooling for all ages including the highly regarded grammar schools, as well as leisure facilities, eateries and healthcare services. Excellent transport links are also close by, with the A1 and A52 easily accessible and a mainline train station providing direct services to London Kings Cross in approximately 70 minutes.





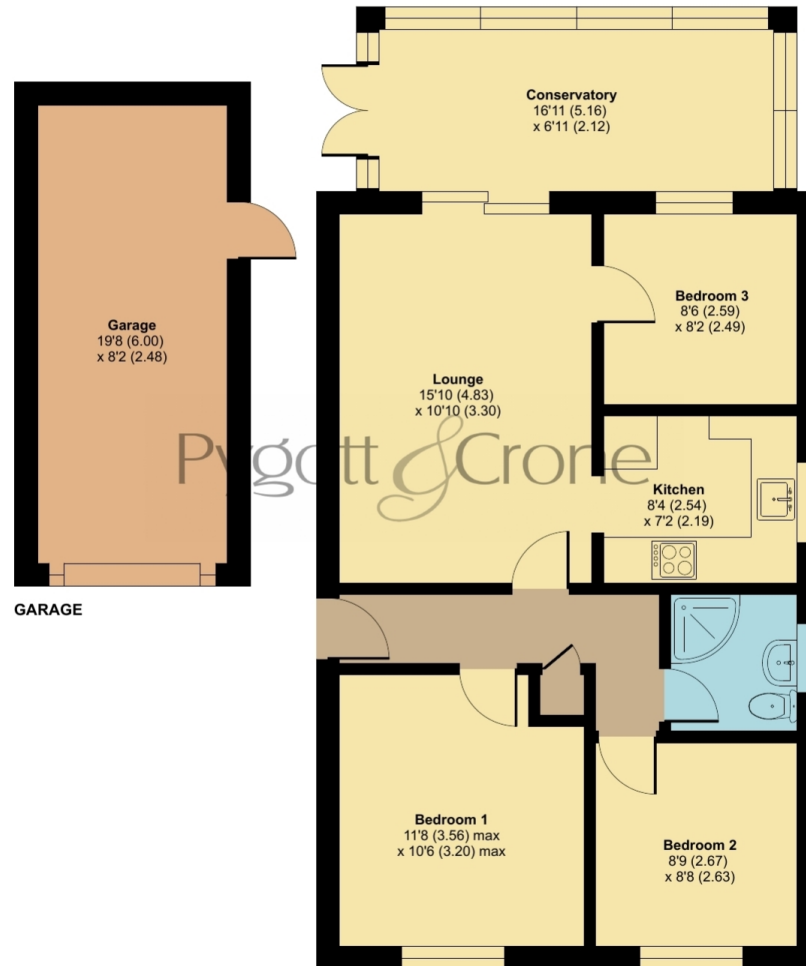
Fifth Avenue, Grantham, NG31

Approximate Area = 752 sq ft / 69.8 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 912 sq ft / 84.6 sq m

For identification only - Not to scale



GARAGE

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1452691



Location



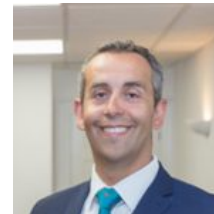
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