



43 Coles Way
Grantham, Lincolnshire, NG31 7GA

Offers in the region of
£260,000

3 Bedroom Detached House

- Freehold
- Modern 3 Bedroom Detached Family Home
- Popular residential development within Grantham
- Walking distance to the Town Centre and Train Station
- Spacious dual aspect lounge and separate dining room
- Modern fitted kitchen with integrated cooking appliances
- En-suite to the Primary Bedroom
- Driveway, Single Garage and enclosed Rear Garden
- Gas central heating and uPVC double glazing throughout
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 43 Coles Way, Grantham, Lincolnshire, NG31 7GA](#)



Overview

Situated on a popular modern development within Grantham, this well-presented three bedroom detached family home offers spacious and practical accommodation ideally suited to a range of buyers. Conveniently positioned within walking distance of the town centre and mainline train station, the property also enjoys a tucked away setting providing a pleasant balance of accessibility and privacy.

The accommodation is thoughtfully arranged throughout and comprises an entrance hall, cloakroom, a bright dual aspect lounge and a separate dining room, creating versatile living space ideal for both everyday family life and entertaining. The kitchen is fitted with a range of modern wall and base units together with integrated cooking appliances.



To the first floor, the landing leads to three bedrooms, including two comfortable double rooms and a further single bedroom which could also serve as a home office or nursery. The primary bedroom benefits from an En-suite shower room, whilst the remaining accommodation is served by a family bathroom.

Outside, the property enjoys a driveway providing off-road parking which in turn leads to a single garage. To the rear there is an enclosed garden offering a private outdoor space ideal for relaxing or entertaining. The property further benefits from gas central heating and uPVC double glazing throughout.

Grantham continues to be a highly popular market town offering an excellent range of amenities including shops, supermarkets, restaurants, cafés, bars, healthcare services, cinema facilities and well-regarded schooling including both grammar schools. For commuters, the town's mainline train station provides direct services to London Kings Cross in approximately one hour.

The estate maintenance charge which is payable to Premier Estates of approximately £15.12 per month for the upkeep of the communal green areas.





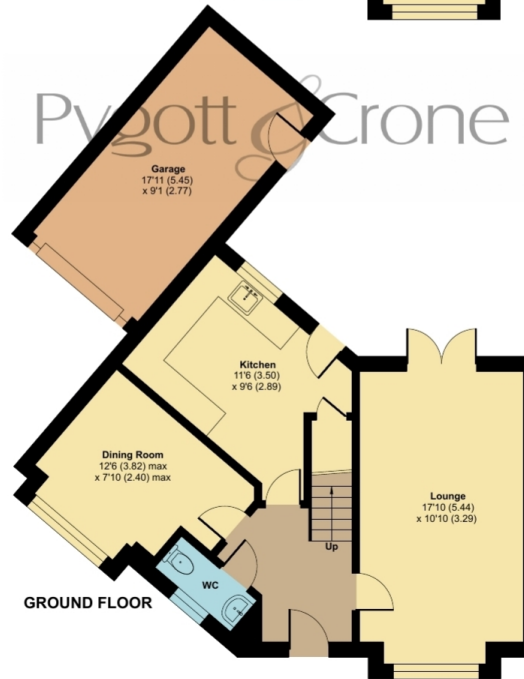
Coles Way, Grantham, NG31

Approximate Area = 1116 sq ft / 103.6 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1279 sq ft / 118.7 sq m

For identification only - Not to scale



Pygott & Crone



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: 1457788



Location



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



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Ahmed Jilil
Financial Services Director

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







Houses. Homes. Harmony.



43 Coles Way, Grantham

is on the market with our Grantham branch

23 Watergate, Grantham NG31 6NS

01476 591414