



N3

Pygott
& Crone
FOR SALE
0800 9177 404



3 Stamford Street
Grantham, Lincolnshire, NG31 7BS

£154,995

2 Bedroom Terraced House

- Freehold
- Spacious Terraced Home
- 2 Bedrooms
- Open Plan Kitchen/Diner/Conservatory
- Family Bathroom
- Enclosed Rear Garden
- Garage
- No Onward Chain
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 3 Stamford Street, Grantham, Lincolnshire, NG31 7BS](#)



Overview

Located on the outskirts of Grantham, this two-bedroom semi-detached home offers well-proportioned accommodation and is offered to the market with no onward chain, making it an ideal opportunity for a range of buyers including first-time purchasers, investors and those looking to downsize.



The property is conveniently positioned for access to Grantham town centre, which provides a wide range of amenities including shops, supermarkets, restaurants, bars, cafés, healthcare services, leisure facilities and a cinema. The town also offers a selection of primary and secondary schooling, including grammar school options, together with a train station providing direct services to London King's Cross railway station with journey times from around one hour.

Internally, the accommodation briefly comprises an entrance hall, lounge and a kitchen/diner which opens into the conservatory, creating an additional reception area overlooking the rear garden. To the first floor, the landing leads to two bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden together with a single garage providing useful storage or parking space, subject to a purchaser's own requirements. Further benefits include gas central heating. Viewing is recommended to appreciate the accommodation and position on offer.







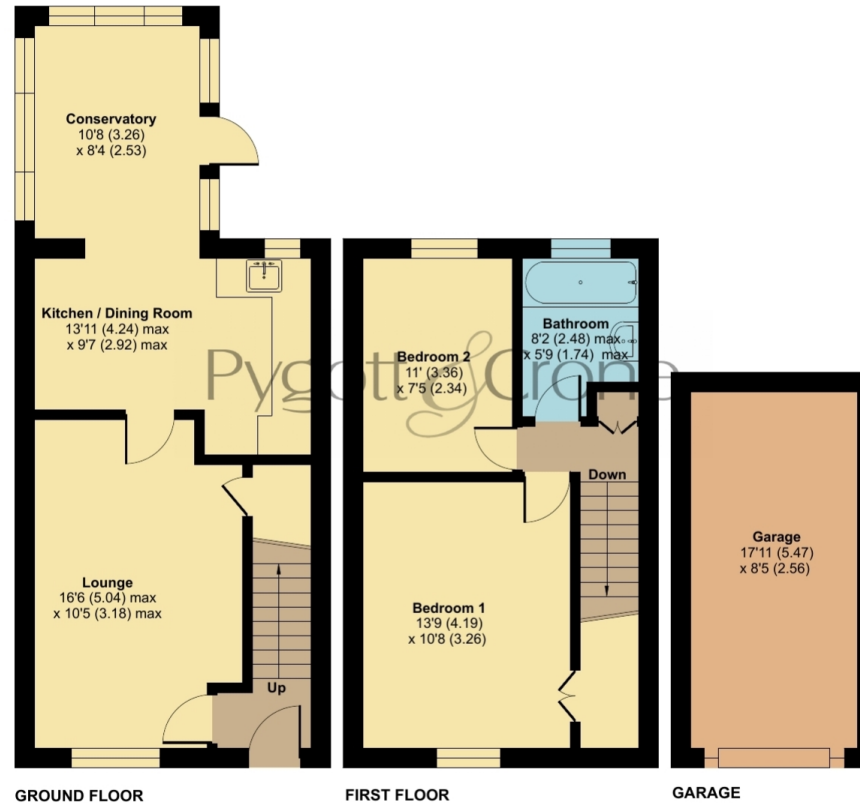
Stamford Street, Grantham, NG31

Approximate Area = 781 sq ft / 72.5 sq m

Garage = 151 sq ft / 14 sq m

Total = 932 sq ft / 86.5 sq m

For identification only - Not to scale



Location



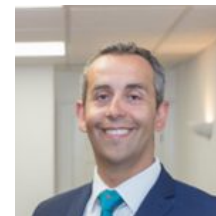
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