Pygott & Crone

4 Kingscliffe Road

Grantham, Lincolnshire, NG31 8ET

£299,950

4 Bedroom Detached House

- Freehold
- Superb & Rare Corner Plot
- Extended Detached House
- 3/4 Bedrooms
- Spacious & Flexible Living Accommodation
- Lounge, Dining Room, Kitchen
- Shower Room & Bathroom
- Garage & Driveway
- Wrap around Gardens
- No Onward Chain
- EPC Rating - C, Council Tax Band - D

Click here to access the Energy Performance Certificate for 4 Kingscliffe Road, Grantham, Lincolnshire, NG31 8ET

Overview

Occupying a generous plot with gardens surrounding the property on three sides, this extended 3/4 Bedroom Detached Family Home presents an exciting opportunity for buyers seeking a property with significant potential to create a superb long-term family residence. Offered to the market with No Onward Chain, the property enjoys a highly desirable position within the ever-popular Manthorpe Estate, one of Grantham's most sought-after residential locations.

The Manthorpe Estate is well regarded for its excellent local amenities, including a convenience store, Cliffedale Primary School, The Priory Ruskin Academy and Grantham & District Hospital, all within easy reach. Grantham town centre is only a short drive away and can also be accessed on foot, offering an extensive range of facilities including supermarkets, shops, restaurants, bars, cafés, leisure facilities, healthcare services and highly regarded schooling, including both grammar schools. For commuters, Grantham's mainline railway station provides direct services to London Kings Cross in approximately one hour.

The property's accommodation offers a versatile layout ideally suited to modern family living. The ground floor comprises an entrance hall, lounge, dining room and kitchen, providing excellent reception and living space. To the rear is a lobby area providing access to a shower room, separate WC, the integral garage and the property's extension, which is currently arranged as a self-contained bedsit-style annexe. This flexible space incorporates sleeping, living, dining and kitchenette areas, making it ideal for dependent relatives, older children, guests, those working from home or buyers seeking adaptable accommodation. Prospective purchasers should satisfy themselves regarding any specific requirements or permissions for alternative uses.

To the first floor, the landing gives access to three further bedrooms and the family bathroom, providing well-proportioned accommodation suitable for growing families.

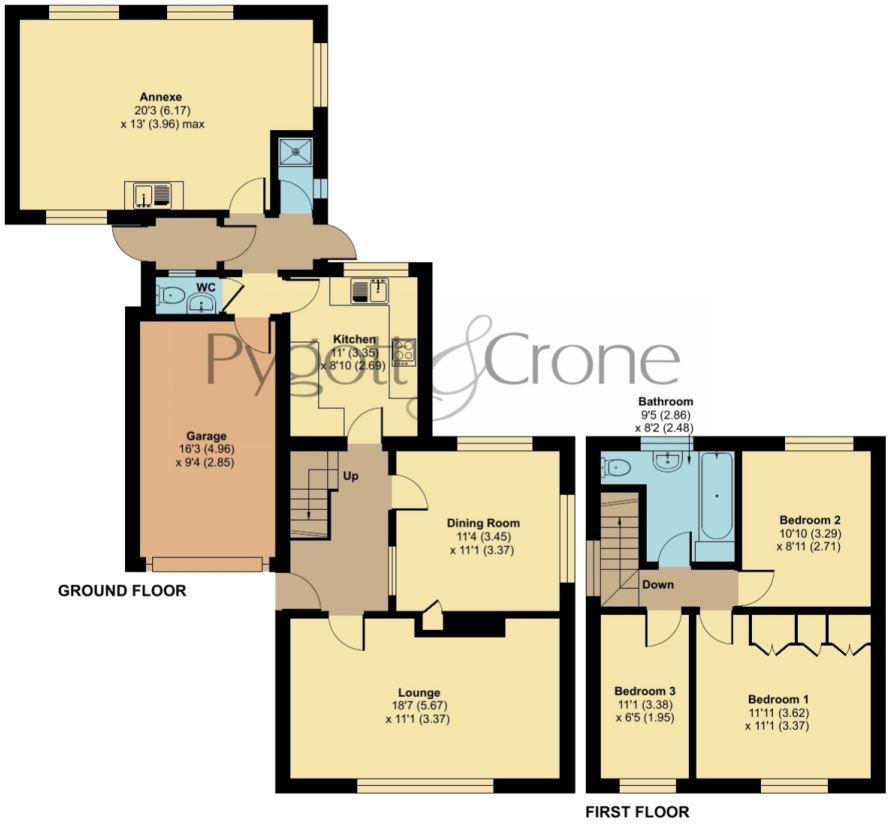
A particular feature of the property is the substantial plot on which it sits. The gardens are predominantly laid to lawn and wrap around the home, creating an excellent outdoor environment whilst also offering scope for further enhancement, landscaping or potential extension, subject to any necessary planning permissions and building regulations & buyers must do there own research into this.

To the front, a driveway provides off-road parking and leads to the garage, whilst further benefits include gas central heating and the advantage of no onward chain, allowing for a potentially smoother purchase process.

Properties offering such a generous plot, flexible accommodation and outstanding potential in this highly regarded location rarely remain available for long. Viewing is highly recommended to appreciate the size of the plot, the versatility of the accommodation and the exciting opportunity on offer. Contact Pygott & Crone today to arrange your viewing.

Kingscliffe Road, Grantham, NG31

Approximate Area = 971 sq ft / 90.2 sq m
Garage = 152 sq ft / 14.1 sq m
Annexe = 311 sq ft / 28.8 sq m
Total = 1434 sq ft / 133.1 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). Produced for Pygott & Crone. REF: 1470574

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Location

Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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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 Jlil
Financial Services Director
0330 912 0007

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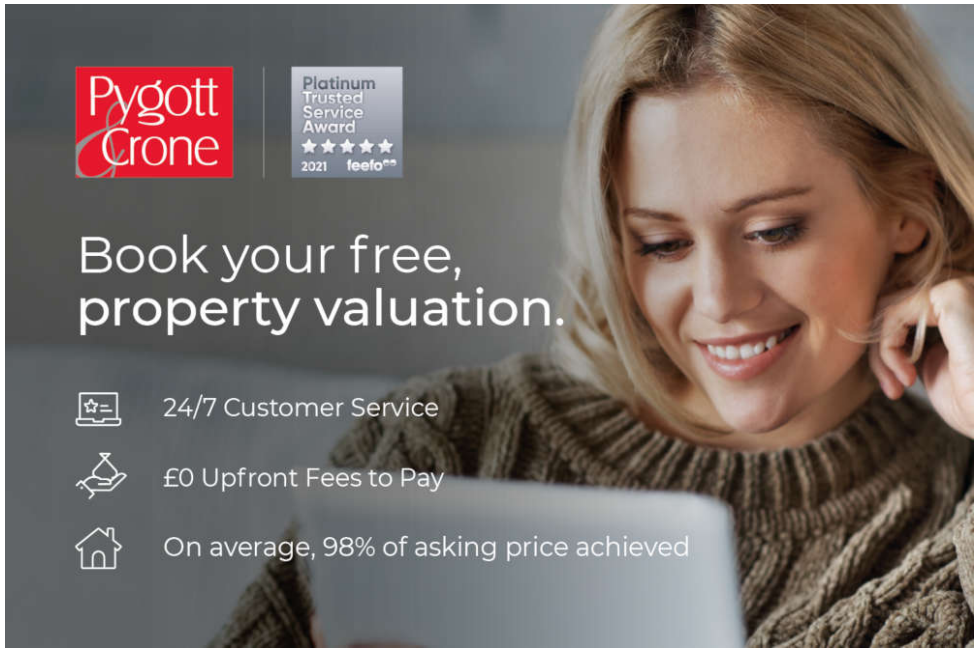
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