



28 Kingscliffe Road
Grantham, Lincolnshire, NG31 8ET

£199,950

3 Bedroom Semi-Detached House

- Freehold
- Popular Estate Location
- Semi-Detached Home
- Corner Plot with great potential
- 3 Bedrooms
- Driveway & Garage to the rear
- Wrap Around Garden
- No Onward Chain
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 28 Kingscliffe Road, Grantham, Lincolnshire, NG31 8ET](#)



Overview

Positioned on a generous corner plot within the popular and well-established Manthorpe estate, this three-bedroom semi-detached home offers excellent potential for improvement and development, subject to any necessary planning permissions and consents. The property is offered to the market with no onward chain and would make an ideal opportunity for buyers looking to create a home to their own taste and specification.



The property is conveniently located close to a range of local amenities including a local shop, Cliffedale Primary School, The Priory Ruskin Academy and Grantham and District Hospital. Grantham town centre is also within walking distance and offers a wider range of amenities including shops, supermarkets, restaurants, bars, cafés, healthcare services, a cinema and both primary and secondary schooling, including the highly regarded grammar schools. Grantham train station provides a direct rail link to London King's Cross railway station in approximately one hour.

Internally, the accommodation briefly comprises an entrance hall, kitchen fitted with basic modern gloss units and space for appliances, together with a lounge/diner to the ground floor. To the first floor, the landing gives access to three bedrooms and a bathroom.

The property requires modernisation throughout, however it offers well-proportioned accommodation and significant scope for enhancement. Externally, the home occupies a well-sized corner plot with gardens wrapping around the property, offering excellent outdoor space and further potential. To the rear there is a driveway providing off-road parking and access to a single garage.

Further benefits include gas central heating. Viewing is recommended to appreciate the potential and position this property has to offer.





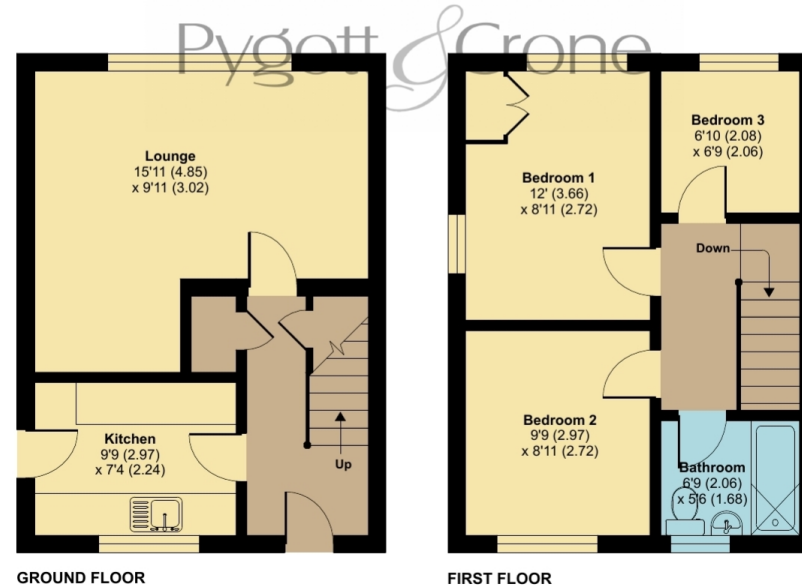
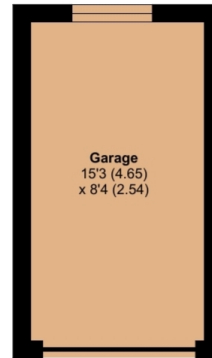
Kingscliffe Road, Grantham, NG31

Approximate Area = 714 sq ft / 66.3 sq m

Garage = 128 sq ft / 11.9 sq m

Total = 842 sq ft / 78.2 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). © nchecom 2025. Produced for Pygott & Crone. REF: 1465632



Location



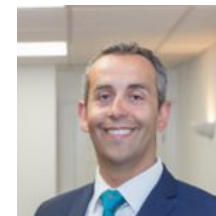
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