



23 Holden Way
Great Gonerby, Grantham, Lincolnshire, NG31 8LA

£214,950

3 Bedroom Semi-Detached House

- Freehold
- Popular Village Location
- Spacious Semi-Detached Home
- 3 Bedrooms
- Fully Re-fitted Kitchen
- Lounge, Dining Room/Garden Room
- Rear Garden with vegetable beds, greenhouse, outbuildings & patio sitting area.
- Well Proportioned South/West Facing Rear Garden
- Driveway
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 23 Holden Way, Great Gonerby, Grantham, Lincolnshire, NG31 8LA](#)



Overview

Three-Bedroom Semi-Detached Home in Great Gonerby
- Situated within the highly regarded village of Great Gonerby, this attractive three-bedroom semi-detached home offers well-presented and versatile family accommodation, together with an excellent south-westerly facing garden and a desirable position overlooking a communal green with open fields beyond.

Built in 1993, the property occupies a spacious cul-de-sac position and is particularly well suited to families looking for a village lifestyle whilst remaining within easy reach of Grantham and its extensive range of amenities.

Internally, the accommodation is light and spacious, with a welcoming family sitting room featuring a gas fire and direct access through to the impressive sun room/conservatory. The kitchen has been fully refitted to provide a modern and practical space, with a good range of fitted units and integrated provisions for the usual appliances.



The property offers three bedrooms, including two generous double bedrooms, together with a modern family bathroom. The accommodation benefits from gas central heating, with a Worcester Bosch combination boiler which has been fully serviced and remains under warranty, along with double glazing.

One of the property's standout features is the large south-westerly facing rear garden, which provides an excellent outdoor space for both entertaining and family use. The garden includes a paved seating area, established planting, a vegetable patch, greenhouse, wildlife pond and useful outbuildings, creating a particularly attractive and varied garden that is sure to appeal to keen gardeners and families alike. The sunroom/conservatory opens directly onto the garden, making the outside space easily accessible from the main living accommodation.

Externally, the property benefits from a paved driveway providing ample off-road parking, together with gardens extending to the front and side. Its position also provides convenient access to nearby open fields, making it an excellent location for those who enjoy walking and outdoor pursuits.



Great Gonerby is a popular and well-established village situated on the outskirts of Grantham. The village itself offers a range of everyday amenities including a local shop and post office, primary school, public house/restaurant, church and playing fields, whilst the A1 is easily accessible for those requiring wider road connections.

Grantham town centre is only a short drive away and provides an extensive selection of shops, supermarkets, schools, restaurants, bars, cafés, a cinema and healthcare facilities. The town is also well known for its railway station, which provides a direct mainline service to London King's Cross in around an hour, making the property particularly appealing to commuters.

Overall, this is a well-positioned and appealing family home offering spacious accommodation, a modern kitchen and bathroom, excellent gardens and convenient access to both village amenities and Grantham itself.

Viewing is highly recommended to appreciate the position, accommodation and gardens this property has to offer.





Holden Way, Great Gonerby, Grantham, NG31

Approximate Area = 945 sq ft / 87.7 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). © nchecon 2026. Produced for Pygott & Crone. REF: 1509745



Location



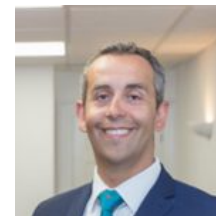
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is on the market with our Grantham branch

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