



94 Fifth Avenue
Grantham, Lincolnshire, NG31 9TJ

Guide Price
£200,000

3 Bedroom Semi-Detached House

- Freehold
- No Onward Chain
- Popular Location with Elevated Views
- Extended Semi-Detached Home
- 3 Bedrooms
- Well Presented Accommodation
- Lounge, Kitchen & Office/Snug
- Beautifully Landscaped Rear Garden
- Driveway
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 94 Fifth Avenue, Grantham, Lincolnshire, NG31 9TJ](#)



Overview

Situated on the outskirts of Grantham, this well presented and extended three-bedroom semi-detached home offers spacious accommodation, beautifully maintained gardens and convenient access to both local amenities and Grantham town centre, which is only a short drive away. Grantham itself offers a wide range of amenities including shops, supermarkets, primary and secondary schooling including both grammar schools, restaurants, bars, cafés, a cinema, healthcare services and a train station with direct access to London Kings Cross in approximately one hour.



The accommodation comprises an entrance porch leading into the hallway, a fitted kitchen, downstairs bathroom and a spacious lounge with patio doors opening onto the rear garden. The lounge also provides access into a versatile office/snug room, ideal for those working from home or looking for additional living space.

To the first floor, the landing leads to three well proportioned bedrooms, with two of the bedrooms benefitting from fitted Sharps wardrobes. The rear facing bedrooms enjoy elevated views overlooking Grantham.

Externally, the property features a driveway providing off-road parking and a beautifully maintained enclosed rear garden designed in a low maintenance Japanese style. The garden includes a granite fountain and raised patio seating area, creating an ideal outdoor space for relaxing and entertaining. Further benefits include gas central heating and the property is offered to the market with no onward chain.

Agents Note:- The sale is subject to a Grant of Representation (Probate) which has been applied for but has not been granted.

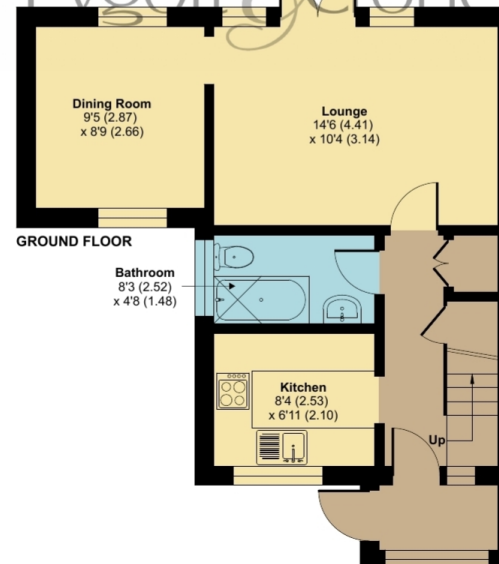
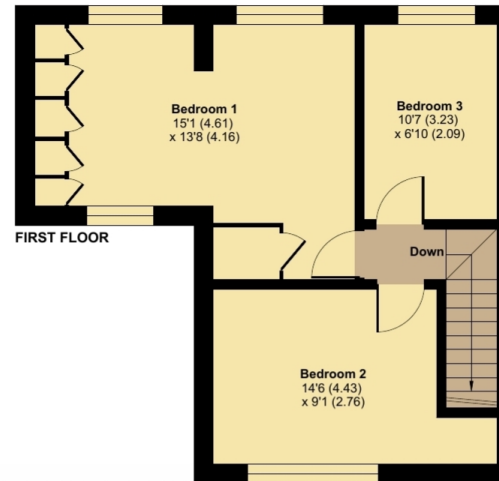




Fifth Avenue, Grantham, NG31

Approximate Area = 868 sq ft / 80.6 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 2026. Produced for Pygott & Crone. REF: 1469658



Location



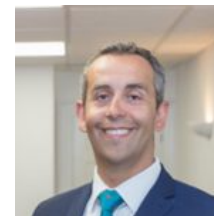
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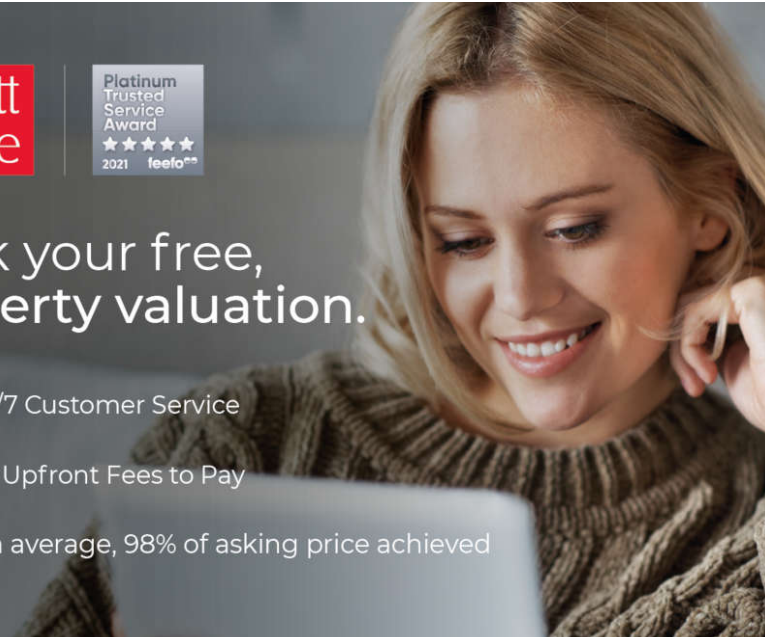







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