



83 Cliffe Road

Gonerby Hill Foot, Grantham, Lincolnshire, NG31 8HW

£260,000

## 3 Bedroom Detached House

- Freehold
- Popular Location
- Detached Family Home
- 3 Bedrooms
- Open Plan Living Accommodation
- Modern Fitted Kitchen
- Bay Fronted Living area with inset Log Burner
- Paved Driveway & Garage
- Enclosed Rear Garden
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 83 Cliffe Road, Gonerby Hill Foot, Grantham, Lincolnshire, NG31 8HW](#)



## Overview

Situated within the highly sought-after residential area of Gonerby Hill Foot, this beautifully presented three-bedroom Detached home has been significantly improved by the current owners and offers stylish, modern living accommodation ideally suited to first-time buyers, professional couples and growing families alike.

Gonerby Hill Foot continues to be one of Grantham's most popular residential locations, benefitting from a range of local amenities including a convenience store, primary school, tennis centre and gymnasium. The area also provides excellent access to the A1, making it ideal for commuters, whilst the nearby village of Great Gonerby offers additional amenities and community facilities. Grantham town centre is only a short drive away and provides an extensive range of shops, supermarkets, restaurants, bars, cafés, healthcare services, leisure facilities and highly regarded schooling, including both grammar schools. For those travelling further afield, Grantham's mainline railway station offers direct services to London Kings Cross in approximately one hour.



The accommodation begins with a welcoming entrance hall and cloakroom/WC before opening into the impressive heart of the home – a stunning open-plan kitchen, dining and living space. Thoughtfully designed for modern lifestyles, this sociable area provides the perfect setting for both everyday family living and entertaining. The contemporary kitchen is fitted with an attractive range of low and eye-level units and incorporates a selection of integrated appliances including a dishwasher, fridge, induction hob and electric oven. The living area enjoys a charming bay window and features an inset log burner, creating a warm and inviting focal point.

To the first floor, the landing provides access to three well-proportioned bedrooms, together with a separate WC and a modern shower room, offering practical accommodation for family living.

Externally, the property continues to impress with a block-paved driveway providing off-road parking for several vehicles and leading to the garage. To the rear is a well-maintained enclosed west-facing garden, thoughtfully arranged over tiers to create distinct areas for relaxation and enjoyment. The garden benefits from a patio seating area, lawned sections and gated side access, making it an ideal space for outdoor entertaining and making the most of the afternoon and evening sunshine.

Properties within this location, particularly those that have been modernised and improved to such a high standard, are always in strong demand. Early viewing is highly recommended to fully appreciate the quality of accommodation and excellent position on offer. Contact Pygott & Crone today to arrange your viewing.

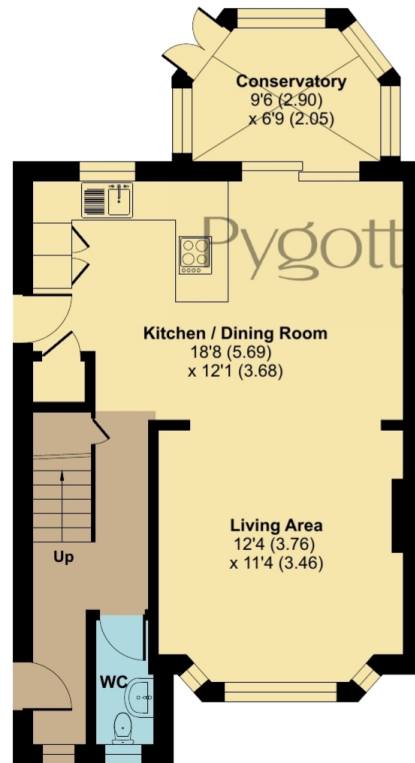
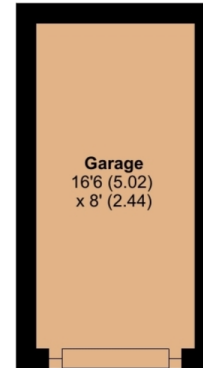




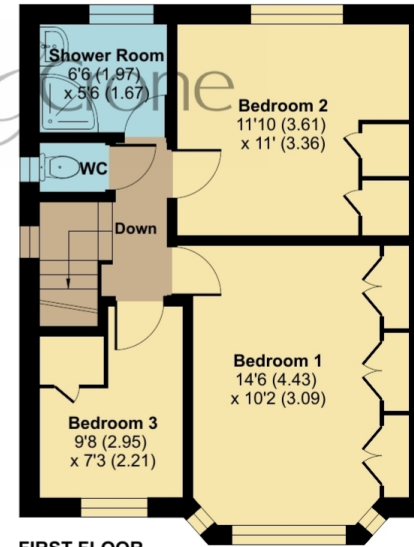
# Cliffe Road, Gonerby Hill Foot, Grantham, NG31

Approximate Area = 1011 sq ft / 93.9 sq m  
Garage = 132 sq ft / 12.2 sq m  
Total = 1143 sq ft / 106.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

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: 1470606



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



**Stonebow**  
Financial Services Ltd

### Do you need Financial Help or Advice?

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 Jilil**  
Financial Services Director

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.





Houses. Homes. Harmony.



83 Cliffe Road, Gonerby Hill Foot  
is on the market with our Grantham branch

---

23 Watergate, Grantham NG31 6NS

01476 591414