

Pygott & Crone

2 Grampian Way

Gonerby Hill Foot, Grantham, Lincolnshire, NG31 8FY

£425,000

5 Bedroom Detached House

- Freehold
- Popular Estate Location
- Detached Family Home
- Beautifully Well Presented & Modernised Throughout
- 5 Double Bedrooms
- Lounge, Dining Room, Play Room/Office & Conservatory
- WC, Bathroom, En-Suite Wet Room
- Driveway & Garage
- Enclosed Rear Garden
- EPC Rating - C, Council Tax Band - E

Click here to access the Energy Performance Certificate for 2 Grampian Way, Gonerby Hill Foot, Grantham, Lincolnshire, NG31 8FY





Overview

Pygott & Crone are delighted to present this beautifully presented and modernised five double bedroom detached family home, occupying a fantastic position within one of Grantham's most sought-after residential locations in Gonerby Hill Foot. Offering generous and versatile living accommodation throughout, this superb home has been thoughtfully improved by the current owners to create an ideal property for modern family living.

Gonerby Hill Foot continues to be one of the area's most desirable locations, benefiting from a well-regarded primary school, local convenience shop, children's park, the tennis club and coffee shop, whilst also providing easy access to the neighbouring village of Great Gonerby. The property is perfectly positioned for commuters with direct access to the A1, and Grantham town centre is only a short drive away, offering an excellent range of amenities including supermarkets, shops, restaurants, cafés, bars, leisure facilities, healthcare services, highly regarded primary and secondary schools, and the mainline railway station with direct services to London King's Cross in approximately one hour.





The accommodation is both spacious and flexible, making it perfectly suited to growing families. The welcoming entrance hall leads to a cloakroom and an elegant lounge featuring a beautiful bay window and an attractive coal-effect gas fire, creating a warm and inviting space to relax. One of the former garages has been professionally converted to provide a versatile snug or playroom, ideal as a children's room, second sitting room or even a home cinema. There is also a separate dining room, perfect for entertaining family and friends, together with a dedicated home office providing an ideal environment for those working remotely.

At the heart of the home is the stylish modern fitted kitchen, offering an excellent range of contemporary wall and base units, ample worktop space and room for everyday family life, complemented by a separate utility room for added practicality.





To the first floor, the spacious landing leads to five genuine double bedrooms, providing ample accommodation for larger families or those requiring guest rooms and additional workspace. All of the bedrooms benefit from fitted wardrobes, including the impressive principal bedroom which also enjoys the luxury of its own en-suite shower room. A contemporary shower room/wet room serves the remaining bedrooms.

Externally, the property continues to impress. A shared driveway leads to the property's private driveway, providing off-road parking for three to four vehicles and access to the single garage. Gated side access leads through to the enclosed rear garden, which has been designed for both relaxation and entertaining, featuring a generous patio seating area, a well-maintained lawn and attractive flower bed borders creating a colourful and private outdoor space for the whole family to enjoy.

Further benefits include full uPVC double glazing, which the vendor informs us was installed in approx. 2022, the home also has gas central heating.

Combining spacious and versatile accommodation, stylish modern presentation and a highly desirable location, this exceptional family home offers everything a growing family could wish for. Early viewing is highly recommended to fully appreciate the size, quality and lifestyle this outstanding home has to offer.






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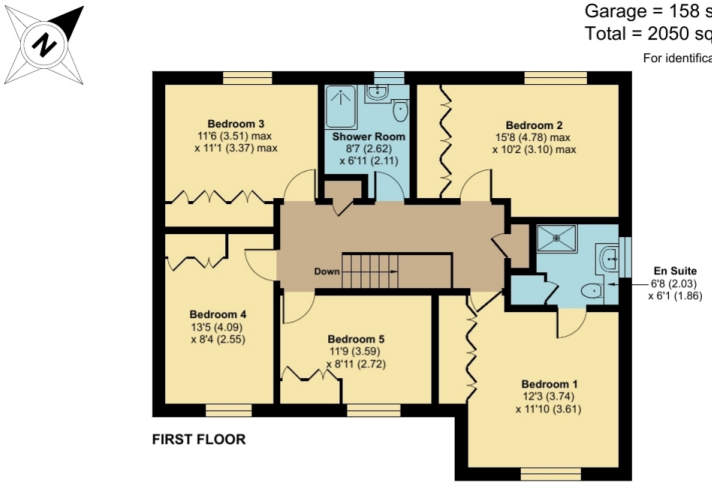




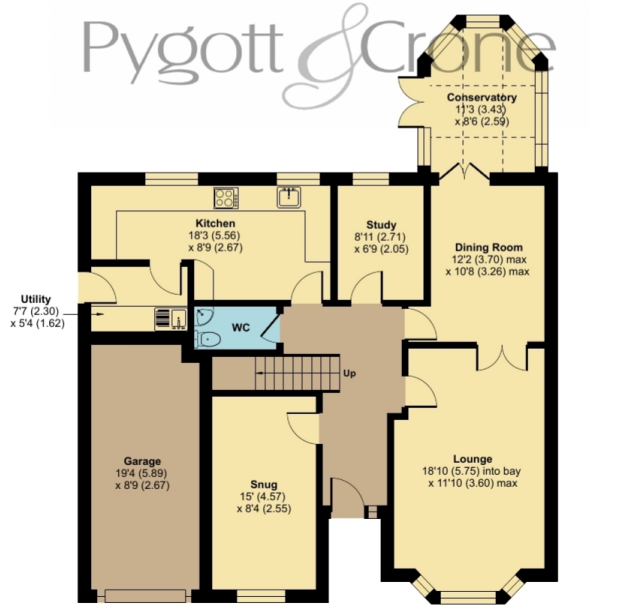


Grampian Way, Gonerby Hill Foot, Grantham, NG31

Approximate Area = 1892 sq ft / 175.7 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 2050 sq ft / 190.3 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Pygott & Crone. REF: 1483146









Location



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

Mortgage Advice Bureau

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 Jlil
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.


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Pygott & Crone

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is on the market with our Grantham branch

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