



Pygott
& Crone

72 Walton Gardens
Grantham, Lincolnshire, NG31 7BJ

Guide Price
£180,000

3 Bedroom Semi-Detached House

- Freehold
- Spacious Semi-Detached Home
- 3 Bedrooms
- WC & Bathroom
- Lounge, Dining Room, Kitchen
- Well Proportioned & Enclosed Rear Garden
- Close by Amenities & A1 access
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 72 Walton Gardens, Grantham, Lincolnshire, NG31 7BJ](#)



Overview

GUIDE PRICE: £180,000 - £185,000 - Occupying a pleasant position on the outskirts of Grantham, this spacious three-bedroom semi-detached home offers an excellent opportunity for buyers looking to modernise and create a property tailored to their own tastes and requirements. Well proportioned throughout, the property provides generous living accommodation, making it an ideal purchase for first-time buyers & growing families.

The accommodation comprises an entrance hall, cloakroom, comfortable lounge opening into the separate dining room and kitchen to the ground floor. To the first floor, the landing gives access to three well-sized bedrooms and the family bathroom. The loft space, which has been boarded, plastered and fitted with lighting, and is accessed via a pull-down ladder.



Outside, the property benefits from a front garden together with a well-proportioned, enclosed rear garden, which is predominantly laid to lawn and complemented by a patio seating area, ideal for outdoor entertaining and family enjoyment. There is also the added benefit of a useful brick outbuilding.

Further advantages include gas central heating and uPVC double glazing throughout.

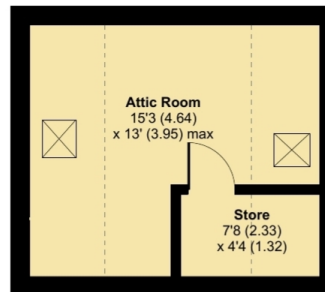
The location is particularly convenient, being within comfortable walking distance of Grantham's extensive range of amenities, including shops, supermarkets, restaurants, bars, cafés, a cinema and healthcare services. Families will appreciate the excellent choice of both primary and secondary schools, including the town's highly regarded grammar schools. Grantham railway station is also easily accessible, offering a direct rail service to London King's Cross in approximately one hour, making the property an excellent choice for commuters.

Offering spacious accommodation, excellent potential for improvement and a highly convenient location, this is a fantastic opportunity to acquire a home that can be transformed into a superb family residence.





Walton Gardens, Grantham, NG31

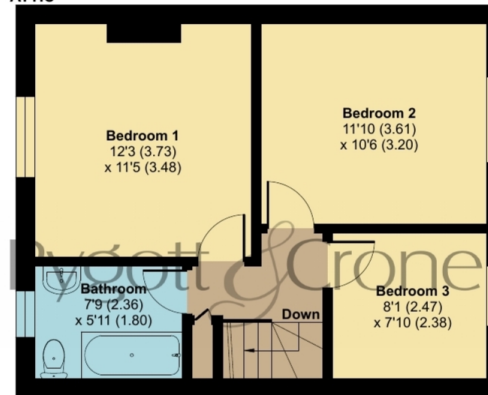


Approximate Area = 993 sq ft / 92.2 sq m
Limited Use Area(s) = 99 sq ft / 9.1 sq m
Total = 1092 sq ft / 101.2 sq m

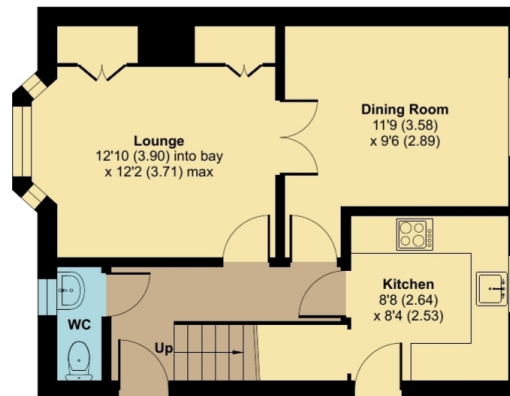
For identification only - Not to scale

Denotes restricted
head height

ATTIC



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026.
Produced for Pygott & Crone. REF: 1493274



Location



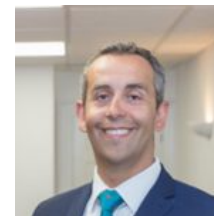
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