



18 Arnhem Drive
Caythorpe, Grantham, NG32 3DQ

Guide Price
£300,000

3 Bedroom Detached House

- Freehold
- Sought After Village Location
- Detached House
- 3 Bedrooms
- Beautifully Well Presented & Modernised Throughout
- Modernised Kitchen/Diner & Conservatory
- Bathroom & Downstairs Shower Room
- Single garage with electric up & over door
- Driveway & Enclosed Rear Garden
- EPC Rating - D, Council Tax Band - C

Click [here](#) to access the Energy Performance Certificate for 18 Arnhem Drive, Caythorpe, Grantham, NG32 3DQ



Overview

GUIDE PRICE £300,000 - £310,000

Situated in the highly desirable village of Caythorpe, this beautifully presented and extensively modernised three-bedroom detached family home offers stylish, move-in-ready accommodation in a fantastic village setting. Caythorpe is a thriving and well-served community offering a range of everyday amenities including a village shop, primary school, doctor's surgery, church, the popular Red Lion traditional country pub and the Wagon & Horses Gurkha Square Indian restaurant and pub. The village is also well connected by the Number 1 bus service, providing regular routes between Grantham and Lincoln.



The nearby market town of Grantham offers an extensive range of amenities including supermarkets, high street shops, restaurants, cafés, bars, a cinema, healthcare facilities and a choice of primary and secondary schools, including the highly regarded King's Grammar School and Kesteven & Grantham Girls' School. Grantham Railway Station provides direct rail services to London King's Cross in approximately one hour, making this an ideal location for commuters seeking village life without compromising on connectivity.

The property has been thoughtfully updated by the current owners to create a contemporary and welcoming family home. The accommodation begins with an entrance hall leading into a comfortable lounge featuring an attractive open fireplace, providing a cosy focal point. To the rear of the property is a superb open-plan kitchen/dining room, comprehensively refitted in 2023 with modern Howdens high-gloss units and incorporating an integrated slimline dishwasher and washing machine. This excellent entertaining space flows seamlessly into the conservatory, creating additional reception space with views over the rear garden. A rear lobby provides access to the integral single garage and a practical ground floor wet room.

To the first floor are three well-proportioned bedrooms together with a beautifully modernised three-piece shower room, finished to a high standard and featuring a contemporary walk-in shower.



Outside, the property continues to impress with a resin driveway, installed in 2023, providing off-road parking for two vehicles and leading to the integral garage, which benefits from an electric up-and-over door. Gated side access leads to the enclosed rear garden, a wonderfully maintained outdoor space offering two patio seating areas, a generous lawn, outside power and an external water supply, making it ideal for relaxing, entertaining and family enjoyment.

Further improvements include replacement uPVC double glazing installed in 2023 and a modern oil-fired central heating boiler fitted in 2024, ensuring the home combines character with modern efficiency and peace of mind.

This exceptional detached home offers an outstanding opportunity for buyers seeking a beautifully updated property in one of the area's most popular villages. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer. Contact Pygott & Crone today to arrange your viewing.







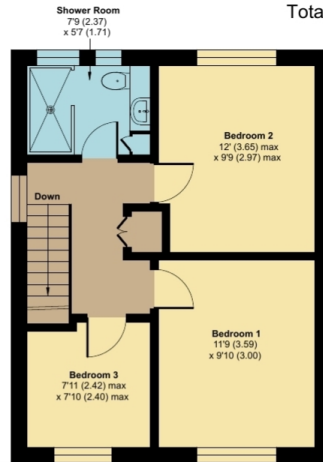
Arnhem Drive, Caythorpe, Grantham, NG32

Approximate Area = 986 sq ft / 91.6 sq m

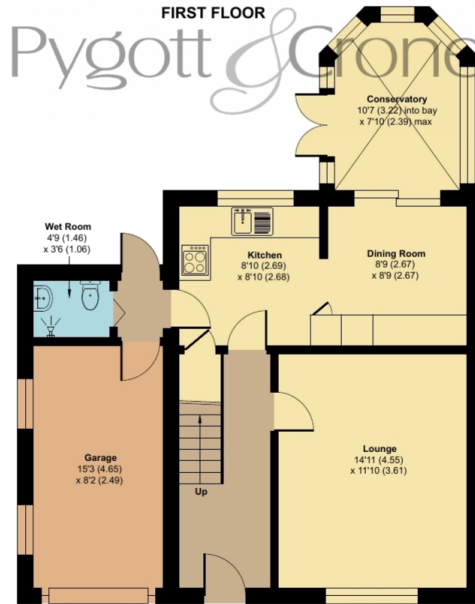
Garage = 125 sq ft / 11.6 sq m

Total = 1111 sq ft / 103.2 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). © nchecom 2026. Produced for Pygott & Crone. REF: 1497020



Location



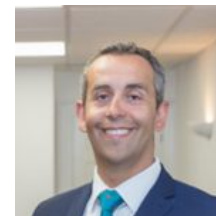
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Financial Services Director

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is on the market with our Grantham branch

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