

Pygott & Crone

23 Porter Square

Grantham, Lincolnshire, NG31 7WT

Offers in excess of

£115,000

2 Bedroom Flat

- Leasehold
- Beautifully Well Presented
- 1st Floor Apartment
- 2 Well Proportioned Bedrooms
- Open Plan Living
- Allocated Parking Space
- No Onward Chain
- Close by Amenities
- EPC Rating - B, Council Tax Band - A

Click here to access the Energy Performance Certificate for 23 Porter Square, Grantham, Lincolnshire, NG31 7WT





Overview

WELL PRESENTED FIRST FLOOR APARTMENT | TWO DOUBLE BEDROOMS | OPEN PLAN LIVING | ALLOCATED PARKING | CLOSE TO TOWN CENTRE & TRAIN STATION

Built in 2012, this spacious and well-presented two bedroom first floor apartment offers modern, low-maintenance living in a convenient location on the outskirts of Grantham town centre. Ideal for first-time buyers, professionals, investors or those looking to downsize, the property combines contemporary accommodation with excellent transport links and local amenities.





Accessed via a secure communal entrance, the apartment offers a welcoming private entrance hall leading to a Bathroom, two generous double bedrooms, with the principal bedroom benefitting from fitted wardrobes. The heart of the home is the bright and spacious open plan lounge, kitchen and dining area, creating an ideal space for both everyday living and entertaining. The modern kitchen is fitted with a range of contemporary..

Further benefits include gas fired central heating, uPVC double glazing, an EPC rating of B and an allocated parking space and a lockable bike shed.

The property enjoys a highly convenient position within easy reach of Grantham town centre, offering an excellent range of shops, supermarkets, cafés, restaurants, bars, leisure facilities and healthcare services. Grantham's mainline railway station is also within walking distance, providing direct services to London King's Cross in approximately one hour, making this an excellent choice for commuters.

We have been advised that the property is leasehold with approximately 110 years remaining on the lease. Our vendor advises us that the Ground rent and service charges are £1580.96 per annum.

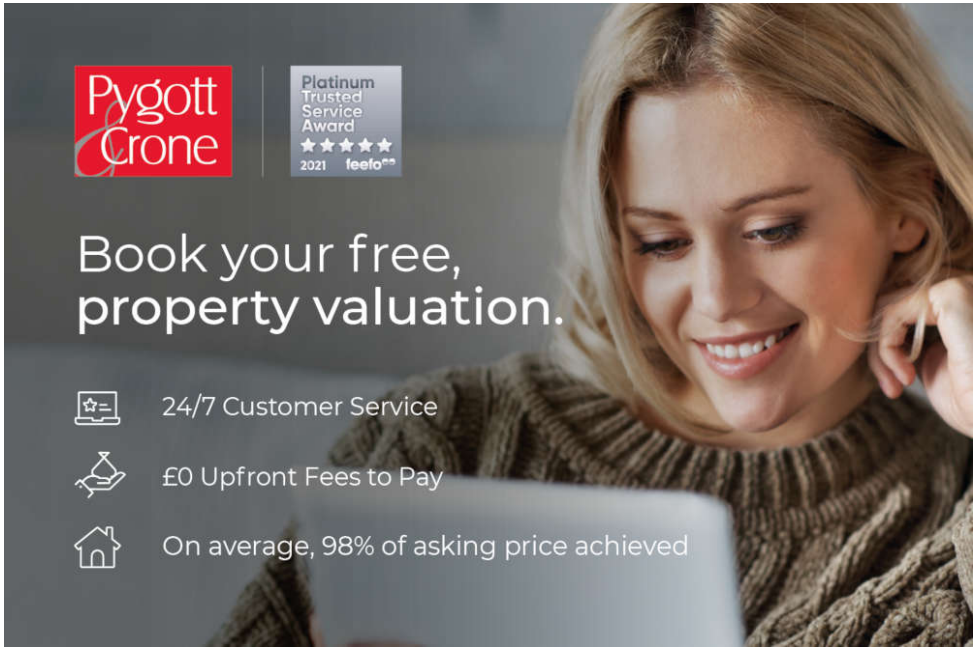








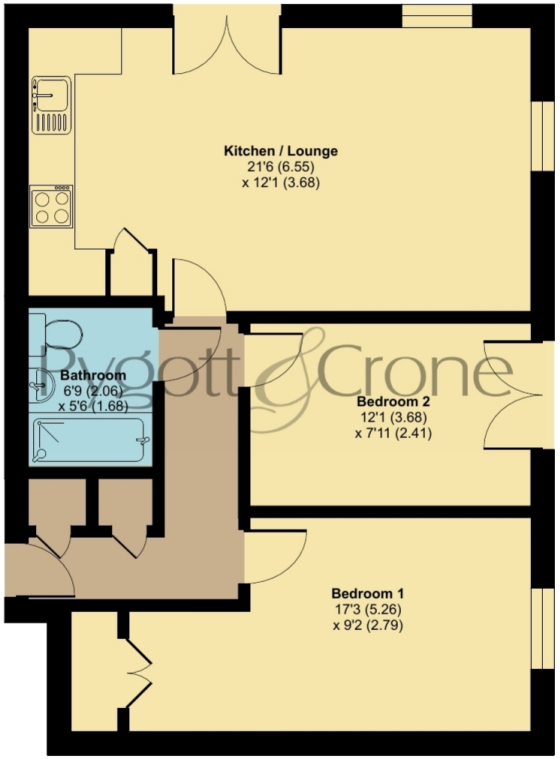



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Porter Square, Grantham, NG31

Approximate Area = 638 sq ft / 59.3 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). ©nichecom 2026. Produced for Pygott & Crone. REF: 1500259

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.



Beatrice Lammond
Mortgage & Protection Adviser
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.

Pygott & Crone

23 Porter Square, Grantham
is on the market with our Grantham branch

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23 Watergate, Grantham NG31 6NS

01476 591414