



12 Wand Grove
Grantham, Lincolnshire, NG31 8TB

£62,500

3 Bedroom Semi-Detached House

- Freehold
- 25% Shared Ownership
- Popular Estate Location
- Modern Semi-Detached House
- 3 Bedrooms
- Well Presented Accommodation Throughout
- Driveway for 2 vehicles
- Enclosed Rear Garden
- Direct A1 & A52 Access
- EPC Rating - B, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 12 Wand Grove, Grantham, Lincolnshire, NG31 8TB](#)



Overview

A MODERN & BEAUTIFULLY WELL PRESENTED THREE BEDROOM HOME OFFERED WITH 25% SHARED OWNERSHIP - Built in 2025 by the highly regarded Countryside Homes, this modern three bedroom semi-detached property offers an excellent opportunity to purchase a contemporary home on a popular new development just off Barrowby Road. Offered on a 25% shared ownership basis, the property provides an affordable route to home ownership whilst benefiting from all the advantages of a recently constructed home.

The development is ideally positioned for access to both the A1 and A52, making it particularly convenient for commuters. Grantham town centre is just a short drive away and provides an excellent range of shops, supermarkets, cafés, restaurants, bars, leisure facilities and healthcare services. Grantham's mainline railway station offers direct services to London King's Cross in approximately one hour, whilst the excellent road links provide easy access to the surrounding areas.



The accommodation is thoughtfully arranged over two floors and comprises an entrance hall, useful cloakroom, modern kitchen and a comfortable lounge with French doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom, providing practical accommodation for couples, families or those looking for additional space to work from home.

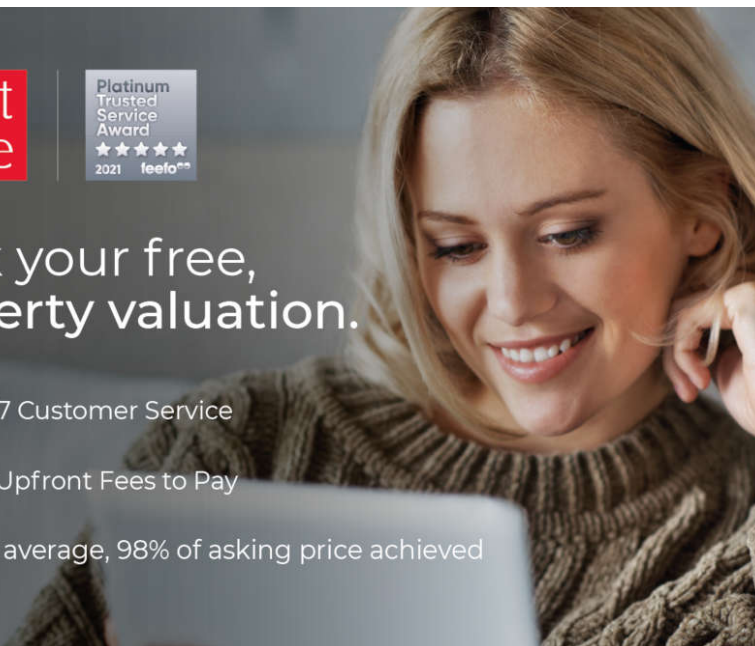
Externally, the property benefits from a driveway providing parking for two vehicles, with gated side access leading to the enclosed rear garden. The garden has been designed for ease of maintenance, with a patio seating area and lawn, providing a pleasant space to relax and enjoy.

Further benefits include uPVC double glazing and gas fired central heating, with the property still offering the feel and finish of a new home having been built in 2025.

The property is available to purchase with a 25% share, with the rent payable on the remaining share currently being £461 per calendar month.

This is an excellent opportunity for those looking to step onto the property ladder and secure a modern three bedroom home in a well-connected location, without the requirement to purchase the full property outright.



**Pygott
& Crone**

Platinum
Trusted
Service
Award
★★★★★
2021 **feefo**

Book your free,
property valuation.

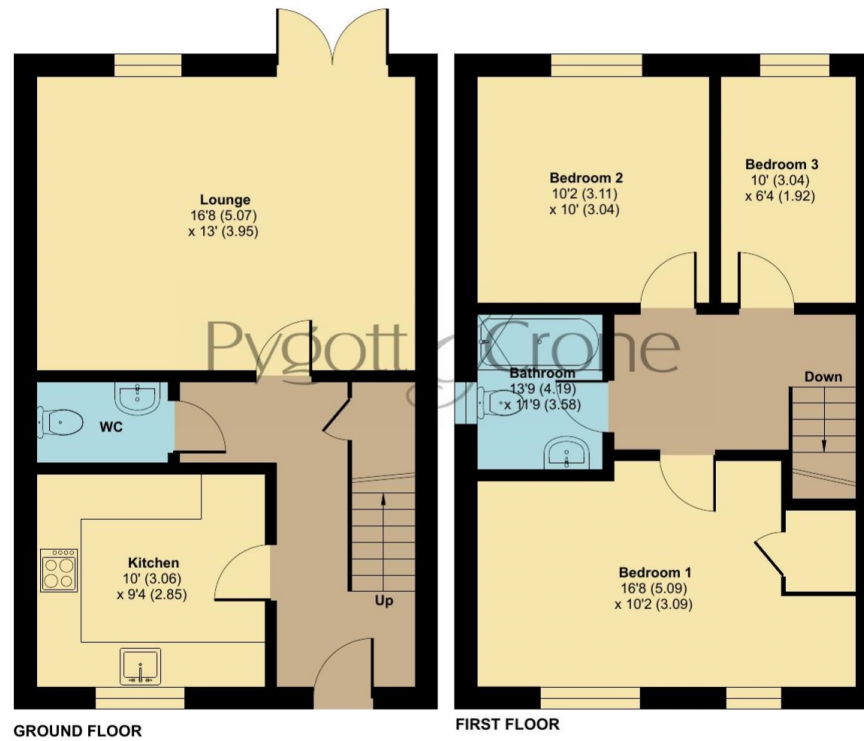
-  24/7 Customer Service
-  £0 Upfront Fees to Pay
-  On average, 98% of asking price achieved



Wand Grove, Grantham, NG31

Approximate Area = 894 sq ft / 83 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). © nchecom 2025. Produced for Pygott & Crone. REF: 1503745

Location



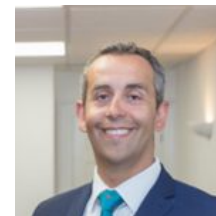
Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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.



12 Wand Grove, Grantham
is on the market with our Grantham branch

23 Watergate, Grantham NG31 6NS

01476 591414