



12 Toll Bar Road
Grantham, Lincolnshire, NG31 9EN

£225,000

3 Bedroom Semi-Detached Bungalow

- Freehold
- Beautifully modernised 3 bedroom semi-detached bungalow.
- Spacious lounge/diner
- Fitted kitchen with a range of integrated appliances.
- 3 Well-proportioned bedrooms
- Modern three-piece shower room.
- Main bedroom with French
- Generous driveway and garage
- Landscaped rear garden and well-maintained lawned front garden.
- Conveniently located close to local amenities
- EPC Rating - C, Council Tax Band - B

Click [here](#) to access the Energy Performance Certificate for 12 Toll Bar Road, Grantham, Lincolnshire, NG31 9EN



Overview

Situated on the popular Toll Bar Road in Grantham, this well-presented and modernised three bedroom semi-detached bungalow offers spacious, versatile accommodation throughout and is ideally suited to a range of purchasers, including families, downsizers, and those looking for single-storey living.

The property is entered via the fitted kitchen, which has been thoughtfully designed to provide a practical and functional space. It features a range of integrated appliances, ample base and wall units, generous worktop space, and room for everyday food preparation, making it well-equipped for modern living.

From the kitchen, you enter the spacious lounge/diner, which provides a comfortable and flexible living area with plenty of space for both seating and dining furniture. This welcoming room forms the heart of the home and offers an ideal setting for relaxing, entertaining guests, or enjoying family meals.



An inner landing leads from the lounge and provides access to the remainder of the accommodation. There are three well-proportioned bedrooms, each offering versatility to suit a variety of lifestyles. Whether used as bedrooms, a home office, hobby room, or guest accommodation, the layout offers flexibility for changing needs. The principal bedroom benefits from French doors opening onto the rear garden, providing convenient access outside and allowing plenty of natural light into the room. Completing the accommodation is a modern three-piece shower room, fitted with a contemporary suite comprising a walk-in shower, wash hand basin, and WC.



Externally, the property continues to impress. To the front is a neatly maintained lawned garden alongside a generous driveway providing ample off-road parking, leading to a detached garage that offers secure parking, additional storage, or workshop potential. The rear garden has been attractively landscaped to create a pleasant outdoor space with a combination of lawn and established planting, providing an ideal area for relaxing, gardening, or enjoying the warmer months.

Toll Bar Road is a well-established residential location on the outskirts of Grantham, offering convenient access to a wide range of local amenities. Nearby are supermarkets, schools, healthcare facilities, and leisure amenities, while the town centre provides an excellent selection of shops, cafés, restaurants, and everyday services. Grantham's mainline railway station offers direct services to London King's Cross, making the area attractive for commuters, and the property also benefits from excellent road links via the A1, providing straightforward access to Newark, Stamford, Lincoln, Nottingham, and beyond. For those who enjoy outdoor recreation, several parks, countryside walks, and local green spaces are all within easy reach.

Combining modern accommodation, generous outside space, and a convenient location with excellent transport links and local amenities, this attractive bungalow presents an excellent opportunity for buyers seeking a home that is ready to move into.







Toll Bar Road, Grantham, NG31

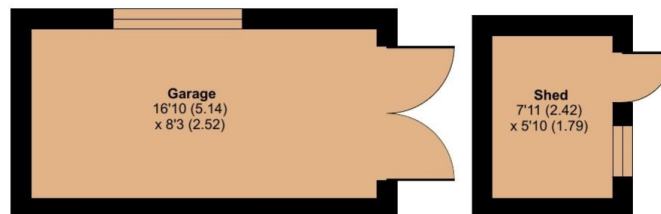
Approximate Area = 839 sq ft / 77.9 sq m

Garage = 139 sq ft / 12.9 sq m

Outbuilding = 47 sq ft / 4.3 sq m

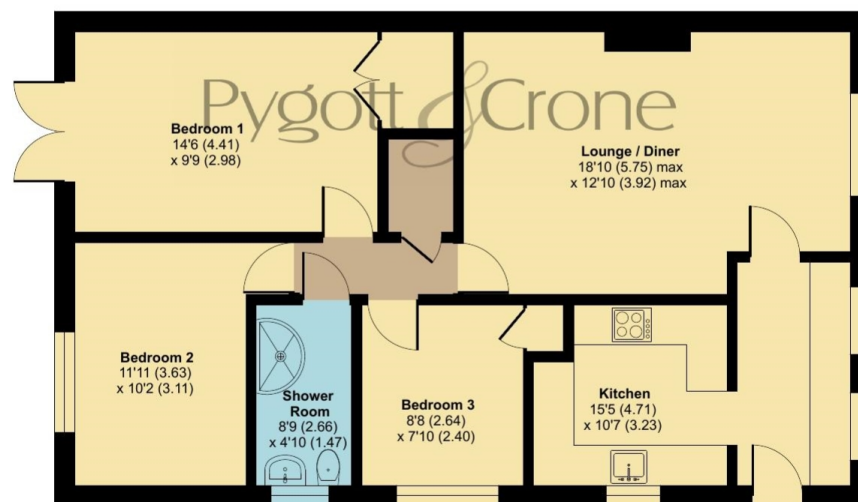
Total = 1025 sq ft / 95.1 sq m

For identification only - Not to scale



GARAGE

OUTBUILDING



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026.
Produced for Pygott & Crone. REF: 1503819



Location



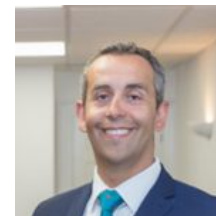
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is on the market with our Grantham branch

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