

Pygott & Crone

Eton House, 18 Avenue Road

Grantham, Lincolnshire, NG31 6TA

£370,000

4 Bedroom End Of Terrace House

- Freehold
- Impressive Four Double Bedroom Three Storey Period Home
- Tastefully Restored & Well-Presented Throughout
- Two Spacious Reception Rooms with Feature Fireplaces
- Well-Appointed Kitchen & Separate Breakfast Room
- Four Generously Sized Bedrooms Across Two Floors
- Wealth of Character Features Including Exposed Wooden Flooring
- Paved Sun Terrace & Attractive Walled Garden Area
- Two Secure Garages with Power & Lighting
- EPC Rating - D, Council Tax Band - C

Click here to access the Energy Performance Certificate for Eton House, 18 Avenue Road, Grantham, Lincolnshire, NG31 6TA





Overview

An impressive four bedroom three storey period home with two garages, situated in a convenient location within the heart of Grantham and just a short distance from the town's highly regarded rail connections. The property has been tastefully restored and sympathetically updated, combining a wealth of period features with modern and well-presented accommodation, making this an excellent opportunity for a purchaser looking for a substantial character home.

The property opens into a welcoming entrance porch and hallway, with exposed wooden flooring and access to the useful cellar. The ground floor offers two impressive reception rooms, including a generous drawing room with walk-in bay window, feature open marble fireplace and a wealth of period detailing including decorative coving, picture rail and ceiling rose. The formal dining room also benefits from a feature marble fireplace and French doors opening onto the rear terrace.





The well-appointed kitchen is fitted with a comprehensive range of wall and base units, larder cupboards, granite work surfaces and a Rangemaster cooker, together with a pot-washing mixer tap, integrated wine rack and tiled flooring. The adjoining breakfast room provides useful additional living space and access to the side of the property. A ground floor cloakroom completes the accommodation on this level.

The first floor provides two substantial double bedrooms, with the principal bedroom featuring two front-facing windows, exposed wooden flooring and a feature fireplace. The second bedroom overlooks the rear and also benefits from a feature fireplace and encompasses a large amount of storage space. A well-appointed family bathroom with roll top bath completes this floor.

The second floor provides two further double bedrooms, both benefiting from attractive vaulted ceilings, characterful cast iron fireplaces and exposed wooden flooring, while a separate WC serves this floor.





Externally, the property enjoys a paved sun terrace providing an excellent space for outdoor seating and entertaining, together with gravelled areas, York stone paving, outside lighting and a brick perimeter wall with wrought iron railings. A particular benefit is the provision of two secure garages, both fitted with roller doors, power and lighting, providing excellent parking and storage facilities with a drop kerb pavement for an additional car.

The property is ideally positioned for Grantham town centre and its extensive range of amenities, while Grantham railway station is within easy reach and provides direct services to London Kings Cross in approximately 65 minutes. The surrounding area also offers a good selection of primary schools, together with Grantham's two highly regarded grammar schools. Nottingham is approximately 22 miles away, while the historic market towns of Stamford and Oakham are both around 21 miles away.





A substantial and characterful period home offering generous accommodation over three floors, attractive original features, excellent garage provision and parking with a convenient central Grantham location. Viewing is highly recommended to fully appreciate the accommodation and character this property has to offer.







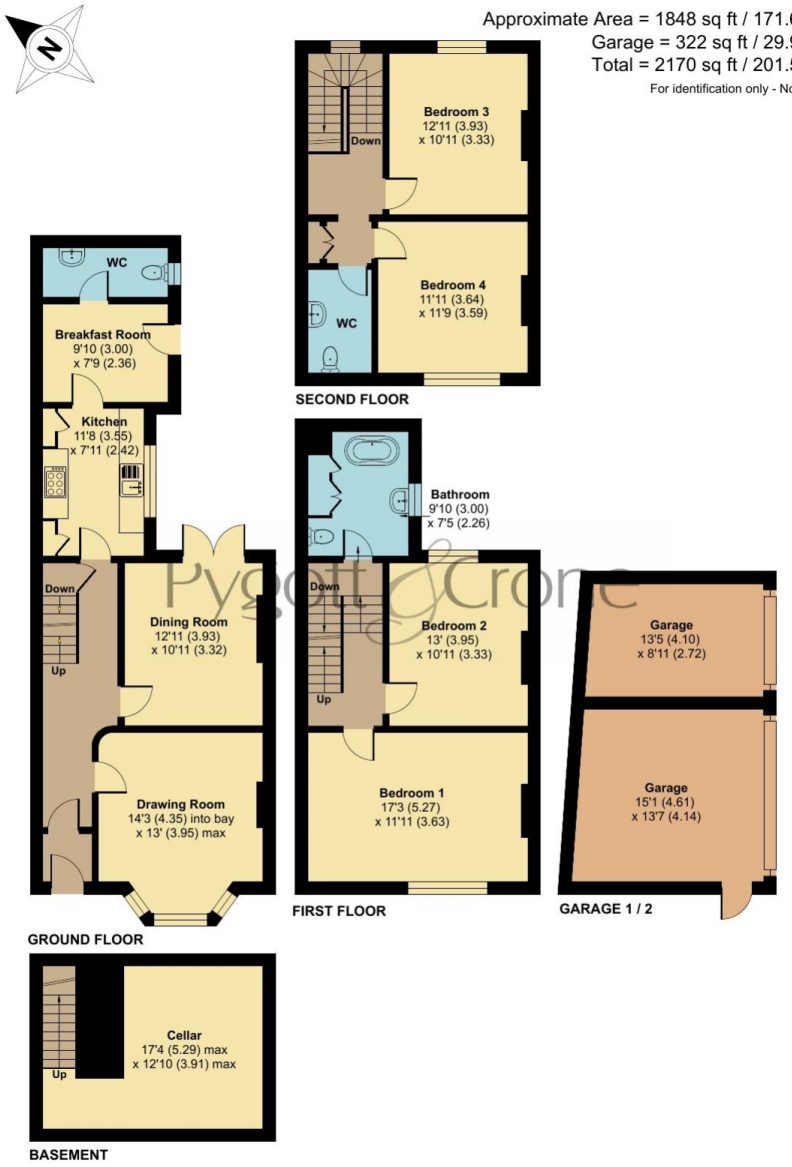






Avenue Road, Grantham, NG31

Approximate Area = 1848 sq ft / 171.6 sq m
Garage = 322 sq ft / 29.9 sq m
Total = 2170 sq ft / 201.5 sq m
For identification only - Not to scale



Pygott & Crone

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: 1523322









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.



Ahmed Jlil

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.

Pygott & Crone

Eton House, 18 Avenue Road, Grantham
is on the market with our Grantham branch

---

23 Watergate, Grantham NG31 6NS

01476 591414