

Pygott & Crone

11 Knaresborough Drive

Grantham, Lincolnshire, NG31 8UP

Guide Price

£175,000

2 Bedroom Semi-Detached House

- Freehold
- Popular Modern Estate Location
- Semi-Detached Home
- 2 Double Bedrooms
- WC & Bathroom
- Parking for 2 Cars
- Enclosed Rear Garden
- Gas Central Heated & uPVC Double Glazed
- No Onward Chain
- EPC Rating - C, Council Tax Band - A

Click here to access the Energy Performance Certificate for 11 Knaresborough Drive, Grantham, Lincolnshire, NG31 8UP





Overview

Guide Price: £175,000 - £180,000. Modern Two Double Bedroom Semi-Detached Home in Popular Barrowby Edge Development - This modern two double bedroom semi-detached home is situated within the highly sought-after Barrowby Edge development, offering well-planned accommodation, off-road parking and an enclosed rear garden. Built in 2014, the property is ideally suited to first-time buyers, young professionals, downsizers or investors.

The accommodation comprises an entrance hall, downstairs WC, modern fitted kitchen and a spacious lounge/diner with French doors opening onto the rear garden. To the first floor, there are two well-proportioned double bedrooms and a family bathroom.

Outside, the property benefits from a driveway providing off-road parking for two vehicles, while the enclosed rear garden features a patio sitting area, lawn and gated side access.





The Barrowby Edge development is particularly convenient for everyday amenities, with a Tesco Express, pharmacy, hairdressers, local primary school and Miller & Carter steakhouse all within easy walking distance. Grantham town centre is also within walking distance and offers a wide range of shops, supermarkets, restaurants, cafés, gyms, parks and healthcare services. There is also an excellent choice of primary and secondary schools nearby, including Grantham's two selective grammar schools.

For commuters, Grantham railway station provides a direct service to London Kings Cross in around an hour, while the A1 and A52 are both readily accessible for road connections.

Further benefits include gas central heating and uPVC double glazing. An excellent opportunity to acquire a modern home in a popular and well-connected location. Early viewing is highly recommended.

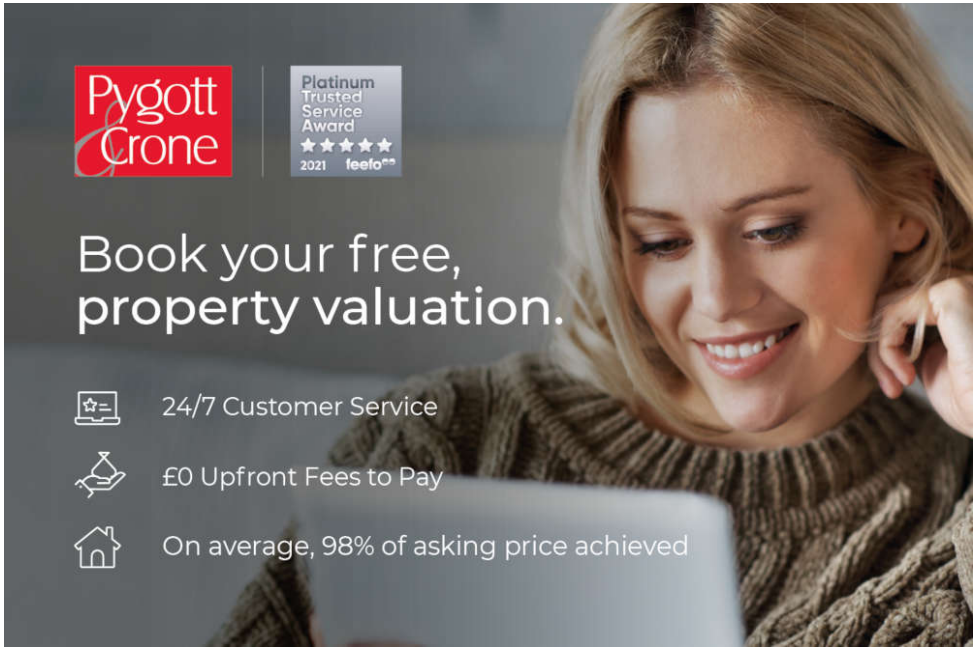








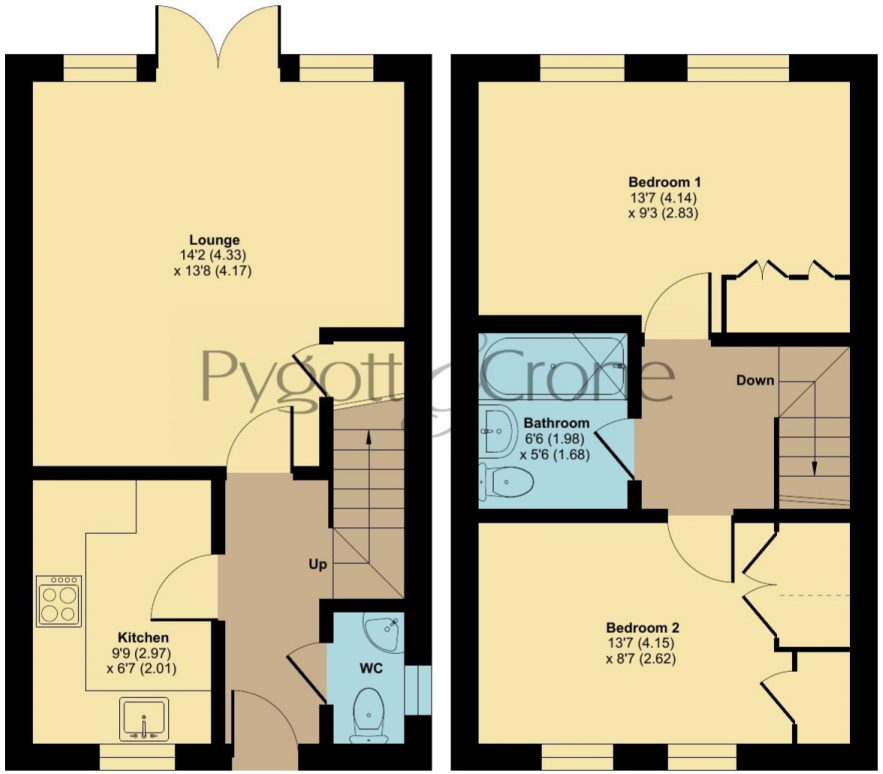



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Knaresborough Drive, Grantham, NG31

Approximate Area = 663 sq ft / 61.5 sq m
Limited Use Area(s) = 7 sq ft / 0.6 sq m
Total = 670 sq ft / 62.1 sq m
For identification only - Not to scale

Denotes restricted head height



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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: 1521048

Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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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

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11 Knaresborough Drive, Grantham
is on the market with our Grantham branch

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