



28 Ludlow Gardens
Grantham, Lincolnshire, NG31 8WJ

£345,000

4 Bedroom Detached House

- Freehold
- Popular Estate Location
- Modern Detached House
- 4 Well Proportioned Bedrooms
- Beautifully Well Presented Throughout
- Open Plan Living Accommodation
- Driveway for 2 Cars
- Enclosed Rear Garden
- Lounge, Snug/Office, Kitchen/Diner
- EPC Rating - B, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 28 Ludlow Gardens, Grantham, Lincolnshire, NG31 8WJ](#)



Overview

Beautifully Presented Four Bedroom Detached Family Home in Popular 'Barrowby Edge' development- Pygott & Crone are delighted to offer for sale this beautifully presented four bedroom detached modern home, situated within the popular Barrowby Edge development. Built in 2019, the property has been thoughtfully looked after by the current owners, who have made a number of decorative improvements throughout, giving the home a more individual feel than a typical modern build.



The property is ideally positioned within the development, with a local primary school, Tesco Express and pharmacy all within easy walking distance, while the A1 and A52 are also readily accessible perfect for any commuters. Grantham town centre is just a couple of minutes' drive away and can also be reached on foot, offering a wide range of shops, supermarkets, schools including both grammar schools, restaurants, cafés, bars, cinema and healthcare services. Grantham railway station provides a direct service to London Kings Cross in around an hour.

Internally, the property offers spacious and versatile accommodation throughout. The entrance hall leads into a useful snug, playroom or home office, which has been created from the original garage space and provides an excellent additional reception room.

The open-plan kitchen/diner forms the heart of the home, providing a generous space for everyday family life and entertaining. The kitchen is fitted with a range of modern wall and base units, gas hob, electric oven and integrated dishwasher, with the dining area having French doors opening directly onto the rear garden. The kitchen also leads through to a useful utility room and downstairs WC. Double doors from the kitchen/diner open into the impressive lounge, creating a particularly spacious and sociable living area.



To the first floor, the landing provides access to four well-proportioned bedrooms and a four-piece family bathroom. The principal bedroom benefits from its own en-suite shower room, while three of the bedrooms also have fitted wardrobes, providing excellent storage.

Outside, the property has a driveway providing off-road parking for two vehicles, with gated side access leading into the enclosed rear garden. The west-facing garden is a particular feature, enjoying afternoon and evening sunshine and offering a patio, raised decked seating area and lawn. There are also two useful sheds, an outside power point and water tap. Further benefits include uPVC double glazing and gas central heating.



This is a well-appointed modern family home which offers considerably more than the standard new build, with its upgraded presentation, versatile additional reception space, excellent open-plan living accommodation and attractive west-facing garden. An early viewing is highly recommended to appreciate what this property has to offer.

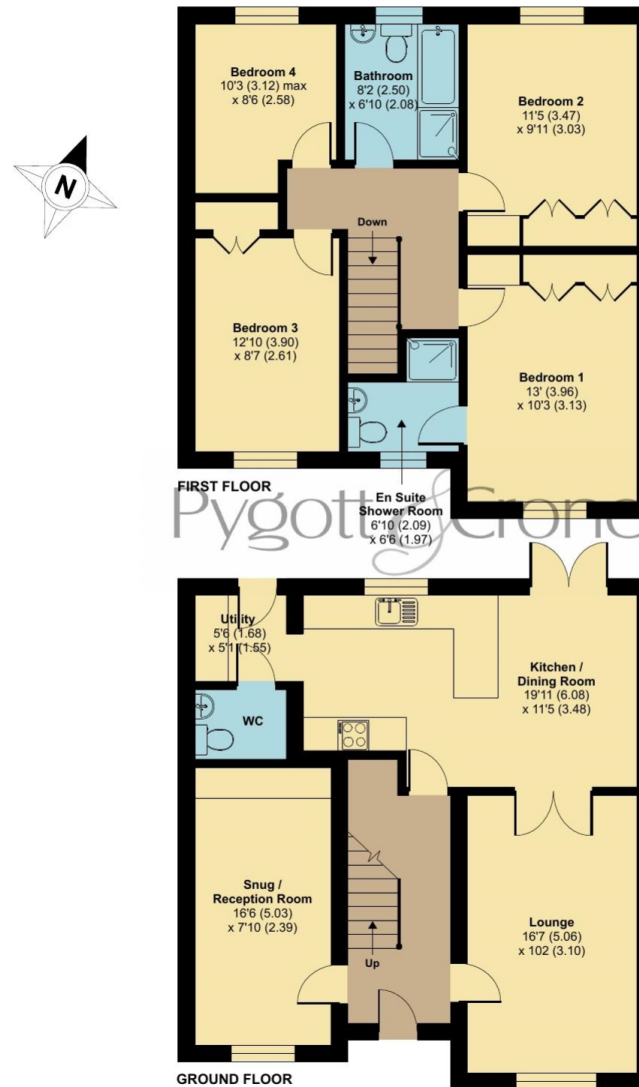




Ludlow Gardens, Grantham, NG31

Approximate Area = 1432 sq ft / 133 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 2026. Produced for Pygott & Crone. REF: 1525162



Location



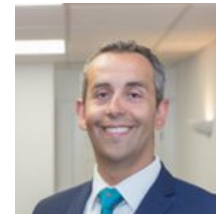
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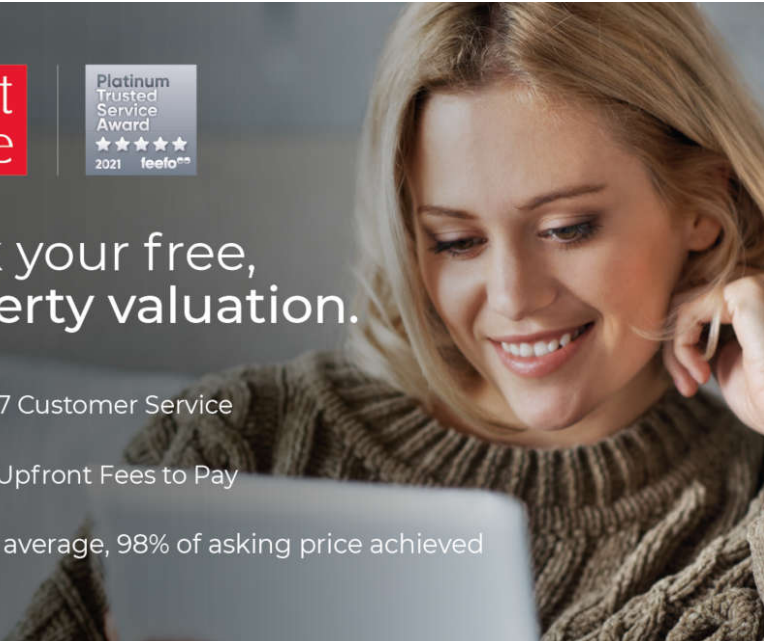
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is on the market with our Grantham branch

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