

Pygott & Crone

91 Houghton Road

Grantham, Lincolnshire, NG31 6JB

Guide Price

£190,000

3 Bedroom Terraced House

- Freehold
- Beautifully Well Presented Throughout
- Popular Terraced Property backing onto Dysart Park
- 3 Double Bedrooms
- Lounge, Open Plan Kitchen/Diner that's been Beautifully Modernised
- Family Bathroom & a Downstairs WC
- Rear Garden
- Close by Amenities within Walking Distance
- EPC Rating - C, Council Tax Band - A

Click here to access the Energy Performance Certificate for 91 Houghton Road, Grantham, Lincolnshire, NG31 6JB





Overview

GUIDE PRICE: £190,000 - £195,000 - A Spacious & Beautifully Upgraded Three Double Bedroom Home Backing Onto Dysart Park - We are delighted to offer for sale this spacious and beautifully presented three double bedroom home, ideally situated on the outskirts of Grantham and enjoying the particularly desirable benefit of backing directly onto the popular Dysart Park.

The property has been thoughtfully upgraded by the current owner and offers well-proportioned accommodation arranged over three floors, making it an ideal home for families, couples or those looking for additional space to work from home. The combination of generous living accommodation, a modern kitchen, three genuine double bedrooms and a private rear garden makes this a property that is well worth viewing.

On entering the property, the welcoming entrance hall provides access to the principal reception rooms and also benefits from a useful, good-sized under-stairs storage room. The spacious lounge features a pleasant bay window which floods the room with natural light, together with a feature fireplace creating an attractive focal point.





To the rear of the property is the impressive dining room, which opens directly into the beautifully upgraded kitchen. The kitchen has been fitted with a range of modern wall and base units, providing excellent storage and preparation space, together with a five-ring gas hob and integrated electric oven. The adjoining utility room provides further practical space and leads through to a modern downstairs WC.

To the first floor, the landing provides access to two generously proportioned double bedrooms, with the primary bedroom benefiting from fitted wardrobes. The stylish four-piece family bathroom has been modernised and includes a bath, separate corner shower cubicle, wash hand basin and WC.

A staircase continues to the second floor, where the third double bedroom can be found within the attic space. This excellent additional bedroom provides considerable versatility and could also be ideal as a guest room, teenager's room or home office, depending on the purchaser's requirements.





Outside, the property enjoys an enclosed rear garden, providing a pleasant private space for relaxing and entertaining. A particularly attractive feature is the property's position backing directly onto the highly regarded Dysart Park, offering an open and leafy outlook and convenient access to the park and its amenities.

The property benefits from gas central heating and uPVC double glazing throughout.

The property is conveniently positioned for access to Grantham town centre, which offers an excellent range of amenities including shops, supermarkets, restaurants, bars, cafés, a cinema, healthcare services and highly regarded schools, including both of the town's grammar schools. Grantham railway station is also a major benefit for commuters, providing a direct rail service to London King's Cross with journey times of around an hour.





Offering generous accommodation, a number of attractive upgrades and a highly desirable position overlooking Dysart Park, this is an excellent opportunity to acquire a substantial and well-presented family home in a popular Grantham location. An internal viewing is highly recommended to fully appreciate the size, presentation and setting of this property.









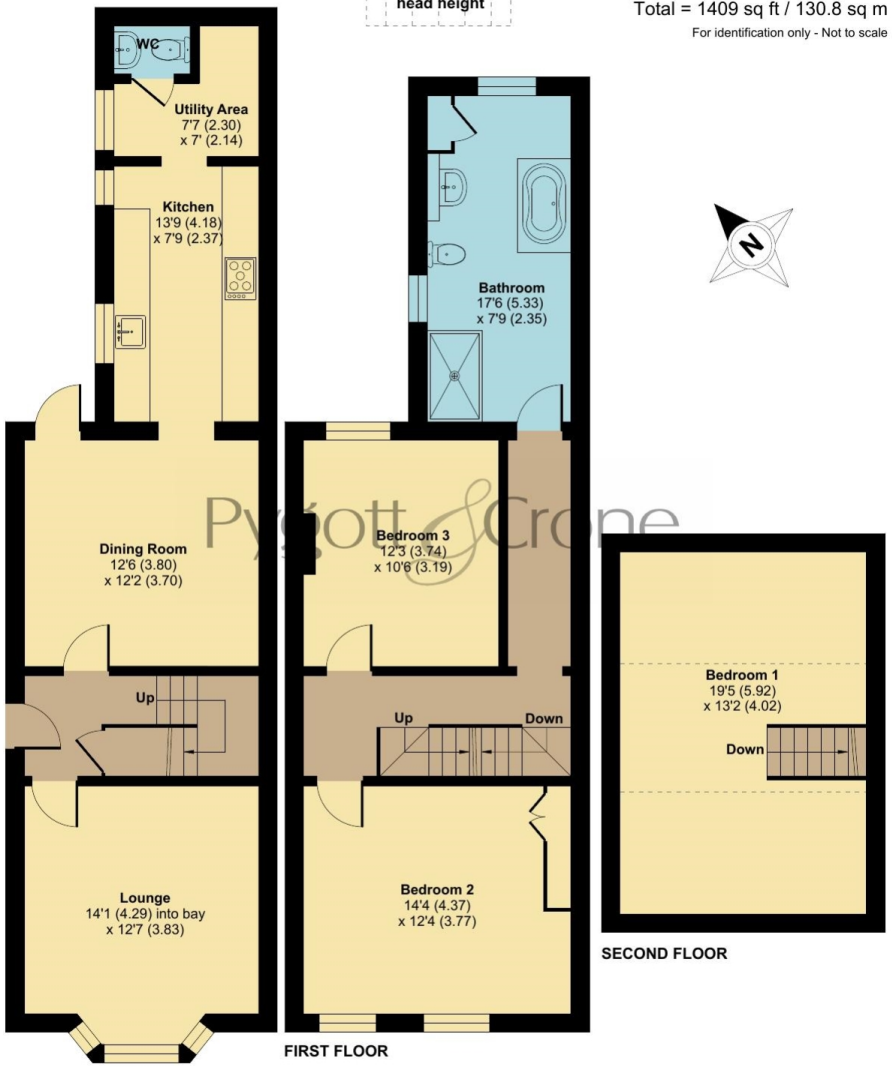




Houghton Road, Grantham, NG31

Denotes restricted head height

Approximate Area = 1244 sq ft / 115.5 sq m
Limited Use Area(s) = 165 sq ft / 15.3 sq m
Total = 1409 sq ft / 130.8 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). ©nichecom 2026. Produced for Pygott & Crone. REF: 1529510









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.



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Pygott & Crone

91 Houghton Road, Grantham
is on the market with our Grantham branch

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