

Pygott & Crone

43 Hamilton Road

Grantham, Lincolnshire, NG31 9QG

Guide Price

£230,000

3 Bedroom Semi-Detached House

- Freehold
- Beautifully Well Presented Throughout
- Spacious Semi-Detached Home
- Fantastic Sized Rear Garden
- 3 Bedrooms
- Modern Kitchen & Utility Room
- Driveway to the Front
- No Onward Chain
- EPC Rating - D, Council Tax Band - A

Click here to access the Energy Performance Certificate for 43 Hamilton Road, Grantham, Lincolnshire, NG31 9QG





Overview

GUIDE PIRCE: £230,000 - £235,000 - Well-Presented Three-Bedroom Semi-Detached Home with Generous Rear Garden – No Upward Chain

Situated on the outskirts of Grantham, this well-presented three-bedroom semi-detached home offers spacious accommodation, an impressive open-plan lounge and dining room, a modern kitchen and a useful separate utility room. A particular highlight is the larger-than-average rear garden, which has been thoughtfully landscaped to provide an attractive outdoor space for relaxing and entertaining. The property further benefits from block-paved off-road parking to the front, uPVC double glazing, gas central heating and is being offered for sale with NO UPWARD CHAIN.





Upon entering the property, the entrance hall provides access to the ground floor accommodation, including the impressive open-plan lounge and dining room. This spacious reception area offers plenty of room for both relaxing and dining, making it an ideal setting for everyday family life and entertaining guests. The modern kitchen provides a practical and well-presented cooking space, complemented by a separate utility room which offers additional convenience and valuable space for household appliances.

To the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom, providing comfortable accommodation for families, first-time buyers or those looking for additional space to work from home.





Externally, the property boasts a superb-sized rear garden, larger than typically found with similar homes. Thoughtfully landscaped by the current owners, the garden offers a combination of attractive outdoor space and room to enjoy the warmer months, whether relaxing with family or entertaining friends. To the front, the block-paved frontage provides a low-maintenance approach and space which the current owners have utilised for parking.

The property is situated on the outskirts of Grantham, within reach of a wide range of local amenities, including shops, supermarkets, primary and secondary schools, both of Grantham's grammar schools, restaurants, bars, cafés, a cinema and healthcare facilities. Grantham railway station provides direct rail services to London King's Cross in approximately 60 minutes, making the town a convenient choice for commuters.

Further benefits include uPVC double glazing, gas central heating and the advantage of being offered for sale with NO UPWARD CHAIN.

An excellent opportunity to acquire a spacious and well-presented home with a particularly generous rear garden. Early viewing is recommended to appreciate the accommodation and outdoor space on offer.









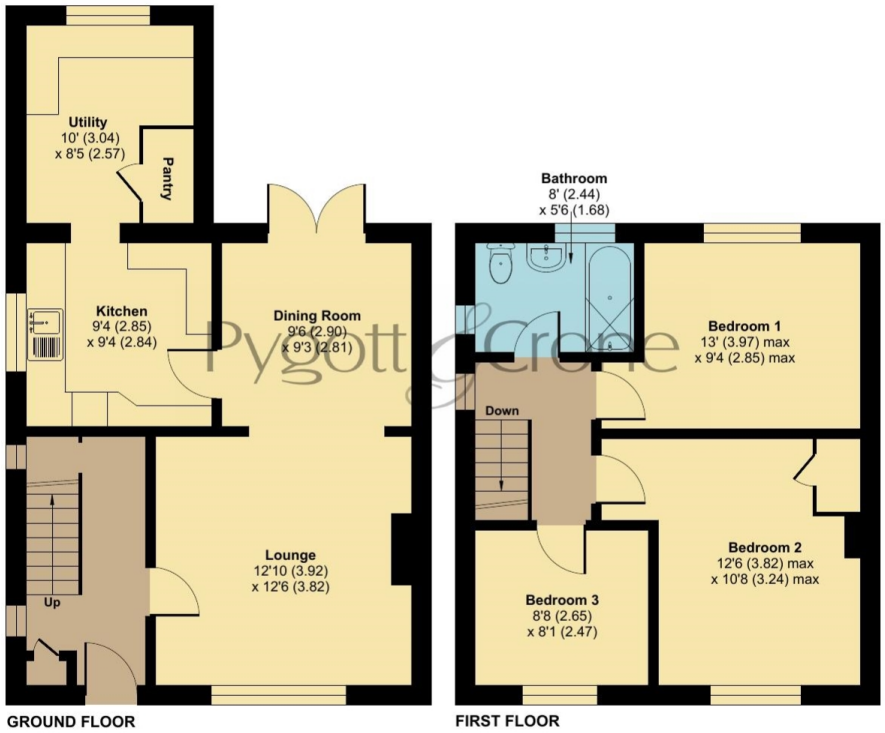




Hamilton Road, Grantham, NG31

Approximate Area = 954 sq ft / 88.6 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: 1537839









Location



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

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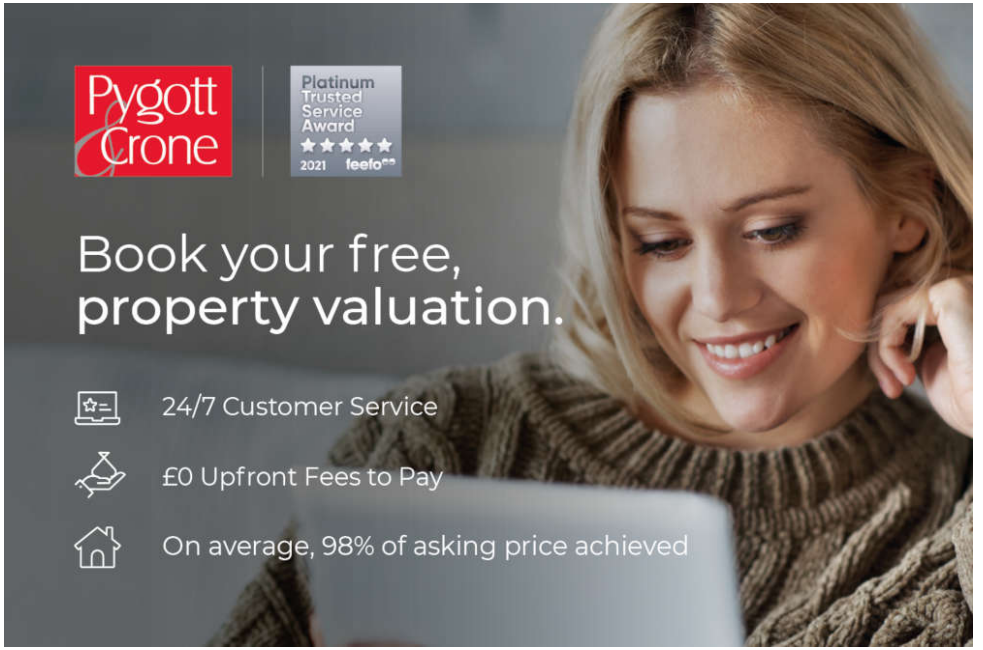
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is on the market with our Grantham branch

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