



16 Kitty Briggs Lane
Grantham, Lincolnshire, NG31 7JR

£325,000

4 Bedroom Semi-Detached House

- Freehold
- Beautifully Presented & Spacious Accommodation Throughout
- Extended Semi-Detached Family Home
- 4 Well Proportioned Bedrooms
- Dual Aspect Lounge & Open Plan Kitchen/Dining Area
- Block Paved Driveway & Single Garage
- Enclosed & Well Proportioned Rear Garden
- Owned Solar Panel System
- Direct A1 Access
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 16 Kitty Briggs Lane, Grantham, Lincolnshire, NG31 7JR](#)



Overview

Extended Four Double Bedroom, Semi-Detached Family Home with an Owned Solar Panel system (for more information please speak to branch) - Situated on the outskirts of Grantham, this spacious and well-presented extended four double bedroom semi-detached home offers excellent family accommodation throughout, complemented by generous living spaces, a modern En-suite shower room and a well-proportioned enclosed rear garden. The property also benefits from a block-paved driveway providing off-road parking for at least three vehicles, an owned solar panel system and convenient access to the A1, making it an ideal choice for families and commuters alike.

Upon entering the property, the entrance porch leads through to the ground floor accommodation, which includes a convenient WC and a spacious dining area. The dining area benefits from French doors opening onto the rear garden and provides an excellent space for family meals and entertaining, with the added advantage of opening directly into the breakfast kitchen to give a big open plan feel.



The breakfast kitchen is fitted with a range of white wall and base units, providing ample storage and preparation space, alongside an electric hob and oven and space for additional appliances. The ground floor further benefits from a generous dual-aspect living room, allowing plenty of natural light to fill the space. French doors provide direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor, the landing leads to four well-proportioned double bedrooms and a modern family bathroom. The principal bedroom benefits from fitted wardrobes and a contemporary three-piece En-suite shower room, providing a practical and comfortable private space. The remaining three double bedrooms offer versatile accommodation for family members, guests or those requiring additional space for home working.



Externally, the property enjoys a block-paved driveway to the front, providing off-road parking for at least three vehicles. To the rear, the enclosed garden is well proportioned and features a patio seating area, a lawned garden, external power and lighting, together with gated side access. The garden offers an ideal setting for relaxing, entertaining and enjoying time outdoors with family and friends.

A further benefit is the owned solar panel system, which may help reduce reliance on electricity supplied from the grid, depending on household usage and the terms of any associated arrangements.

The property is conveniently positioned just a short drive from Grantham town centre, which offers a wide range of amenities including shops, supermarkets, primary and secondary schools, both of Grantham's grammar schools, restaurants, bars, cafés, a cinema and healthcare facilities. For commuters, the nearby A1 provides direct access to northbound and southbound routes, while Grantham railway station offers direct services to London King's Cross in approximately 60 minutes.

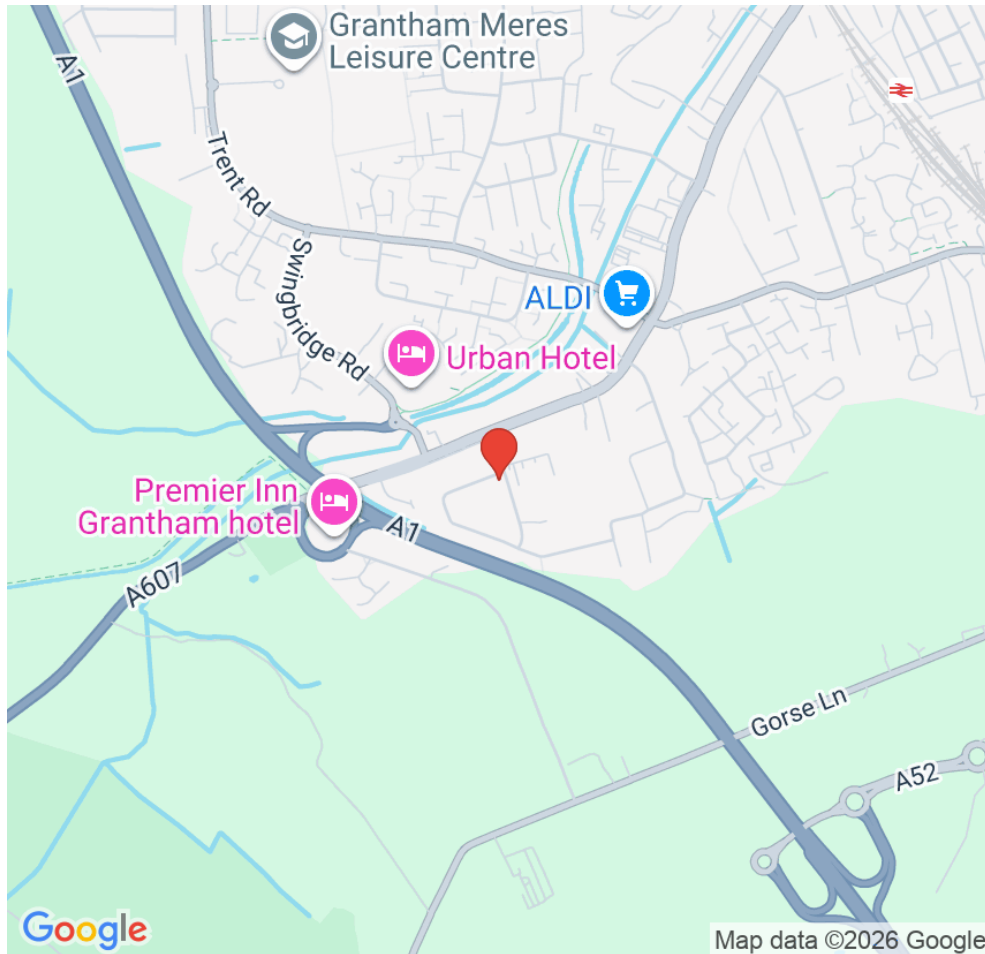
Combining four double bedrooms, extended living accommodation, ample off-road parking and excellent commuter links, this attractive family home offers a great deal of space and practicality. Early viewing is highly recommended to fully appreciate the accommodation and features on offer.







Location



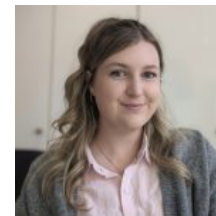
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