



North Parade  
Grantham

MOUNT & MINSTER







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Grantham

A large and spacious town house, enjoying ample private parking and generous private gardens within walking distance of local amenities and just 1 hour to London Kings Cross.

- Prominent Town House
  - Lounge
  - Kitchen Diner
  - Snug/Playroom
- Utility & Shower Room
  - Six Bedrooms
  - Two Bathrooms
  - Private Driveway
  - Stunning Gardens
- London Kings Cross: 1hr



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## DESCRIPTION

Located at one of the prettiest and most-sought after addresses in this increasingly popular market town, this beautiful home offers the discerning and fortuitous buyer the opportunity to acquire a spacious family home with generous sized rooms over three storeys. Accommodation briefly includes a light and airy reception hall, a sitting room with a log-burner, a separate snug or play room situated off a charming kitchen diner with a feature fireplace and sliding doors out into the garden, complimented by a utility room with a wet room shower. Upstairs, there are six bedrooms, some with attractive feature fireplaces, as well as a bathroom on each floor.

## OUTSIDE

The property is approached onto a spacious paved driveway with parking for multiple vehicles. There is a selection of box hedging, an electric car charging point and a side gate to the rear. The back garden is landscaped into a number of different areas. There is a paved area immediately outside the principal dwelling, with another under a timber pagoda, providing a superb space for outdoor dining and entertaining. There are multiple lawns and flower beds, with trees, shrubs and perennials, complimented by box hedging and paved pathways, all lending themselves to enviable gardens.

## LOCATION

Grantham benefits from a fast and reliable rail service into London Kings Cross (1 hour). The town has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa.

Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer shopping village is currently being constructed.







#### SCHOOLS

Grantham is well-regarded for the quality of its local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand. Poplar Farm Primary School is conveniently located within walking distance of the property.

#### SERVICES

The property is centrally heated throughout with mains gas, water, drainage and electricity.

#### ENERGY PERFORMANCE

Rating: D

#### COUNCIL TAX

Band: E

#### METHOD OF SALE

The property is offered for sale by Private Treaty.

#### TENURE

Freehold with vacant possession on completion.

#### VIEWING

Strictly by prior arrangement with the Sole Agents (01476 851400).

#### ADDITIONAL INFORMATION

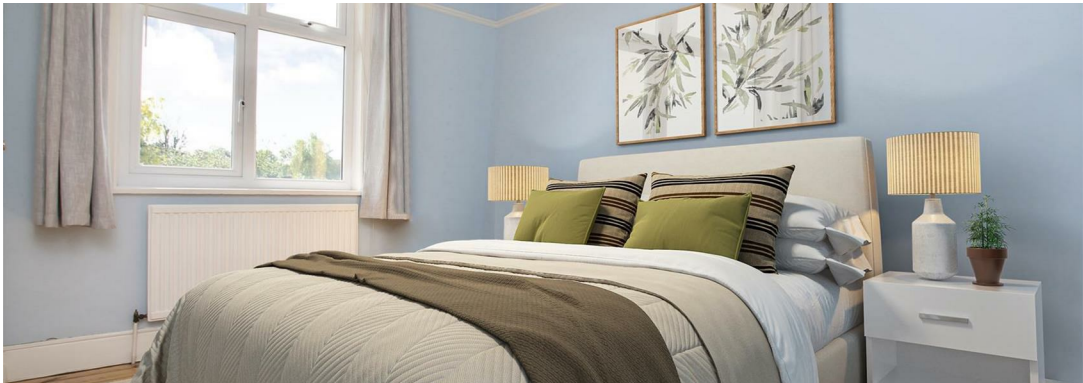
For further details, please contact Mount & Minster, Grantham:  
T: 01476 851400  
@: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

#### BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.









## North Parade, Grantham



**Approx. Gross Internal Floor Area 2335 sq. ft / 217.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



