



## Saltby Road, Croxton Kerrial

3 bedroom semi-detached property situated in the desirable village of Croxton Kerrial. The property would benefit from some updating and is offered with NO CHAIN

### FEATURES

- Semi Detached Home Situated In A Village Location
- Three Comfortable Bedrooms
- Master Bedroom with En-suite
- Utility Room
- NO ONWARD CHAIN







## ACCOMMODATION

Tucked away in the charming village of Croxton Kerrial, this three-bedroom semi-detached home offers well-proportioned living across two floors.

A welcoming entrance hall leads into a bright and spacious bay-fronted reception room. A separate dining room provides a more formal setting for meals, while the well-equipped kitchen and handy utility room add practicality. There's also a convenient downstairs WC.

Upstairs, the property features three comfortable bedrooms, including a generously sized principal bedroom complete with its own ensuite. The family bathroom serves the remaining bedrooms.

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## EXTERNAL

The property is set back from the main road behind gated access, with a lawned front garden and a path that wraps around to the rear. At the back, there's a small grassed area, accessible from the lounge. The single garage sits to the rear, complete with power, an up-and-over door, with a parking space in front.



Set within easy reach of Grantham, Melton Mowbray, and the surrounding countryside, this home offers a fantastic balance of peaceful village life with great transport connections. Offered with NO CHAIN



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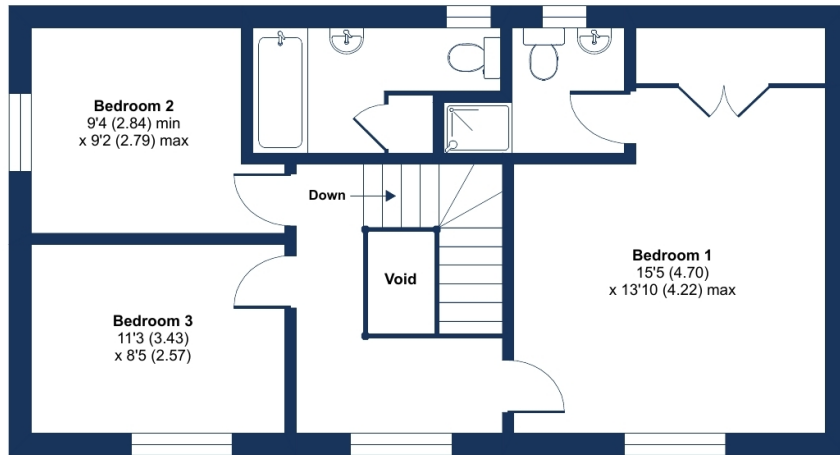
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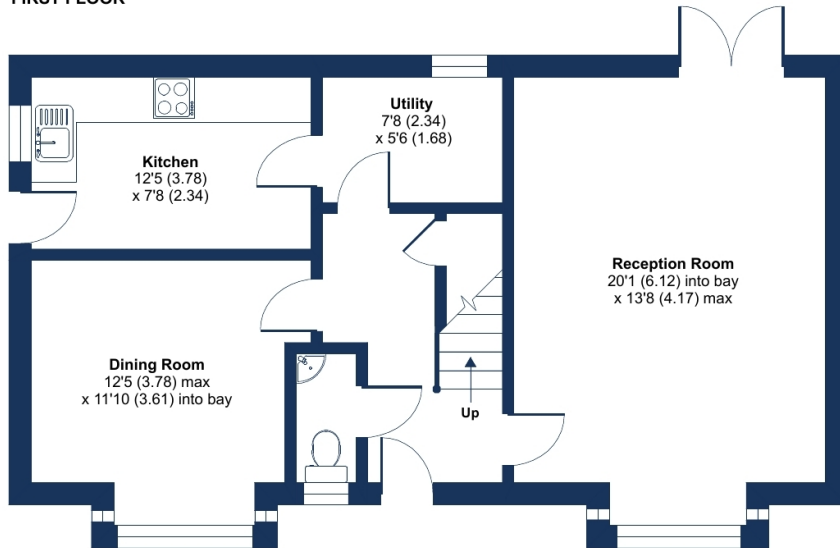
## Saltby Road, Croxton Kerrial, Grantham, NG32

Approximate Area = 1285 sq ft / 119.4 sq m (excluding void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Moores Estate Agents. REF: 1280184



### EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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