



Croft Drive, Grantham



£325,000

- Unexpectedly Back To Market!
- Three Bed Detached Bungalow
- Located At The End Of The Cul-De-Sac
- Popular Residential Location
- Three Double Bedrooms
- Three Reception Rooms
- Freehold
- EPC rating D



Standing on a plot of approximately 1/3 acre, tucked away at the head of a quiet cul-de-sac, this deceptively spacious detached bungalow offers generous, beautifully landscaped gardens with a high degree of privacy. The well proportioned accommodation comprises an open entrance porch, welcoming reception hall, lounge, breakfast room, well appointed kitchen, and a light-filled conservatory. There are three double bedrooms, including one with an en-suite, as well as a modern family bathroom. Additional features include a single garage, ample off-road parking, uPVC double glazing, and a gas central heating system. Offered with no upward chain, early viewing is highly recommended to fully appreciate the space and impressive gardens this property offers.

ACCOMMODATION

ENTRANCE PORCH 1.79m x 1.86m (5'11" x 6'1")

Having uPVC double glazed entrance door with side panel, uPVC double glazed window looking into the lounge.

ENTRANCE HALL

With radiator.



LOUNGE 5.08m x 4.82m (16'8" x 15'10")

Having uPVC double glazed window to the front aspect, fully glazed double doors into the breakfast room and radiator.

BREAKFAST ROOM 2.64m x 5.31m (8'8" x 17'5")

With uPVC double glazed French doors to the front aspect, radiator and door to the kitchen.

KITCHEN 2.81m x 5.47m (9'2" x 17'11")

With uPVC double glazed window to the rear aspect, fully glazed door into the rear lobby, an excellent range of base level cupboards and drawers with matching eye level units, work surfacing with inset stainless steel sink and drainer, inset ceramic hob with oven beneath with extractor over, tiled splashbacks, radiator, wall mounted Ideal gas fired central heating boiler and vinyl flooring.

REAR LOBBY

With storage cupboard and leading to the conservatory.

CONSERVATORY

Of dwarf brick wall construction with uPVC double glazed units above, French doors to the garden, uPVC double glazed door to the opposite side, a polycarbonate roof and vinyl flooring.

BEDROOM 1 3.92m x 2.98m (12'11" x 9'10")

With uPVC double glazed window to the side aspect, built-in wardrobes and radiator.

EN-SUITE 1.97m x 1.95m (6'6" x 6'5")

With uPVC double glazed window to the front aspect, panelled bath with mixer taps and shower attachment, pedestal wash basin and low level WC., tiling to walls, radiator and extractor.

BEDROOM 2 3.69m x 3.3m (12'1" x 10'10")

With uPVC double glazed window to the side aspect, built-in wardrobes and radiator.

BEDROOM 3 3.3m x 2.77m (10'10" x 9'1")

With uPVC double glazed window to the side aspect, built-in wardrobe and radiator.

FAMILY BATHROOM 3.72m x 1.82m (12'2" x 6'0")

With two uPVC obscure double glazed windows to the rear aspect, enclosed shower cubicle, pedestal wash basin, low level WC and low entry walk-in bath, tiled walls, shaver point, vinyl flooring and extractor fan.

OUTSIDE

There is off-road driveway parking for 2-3 cars leading to a single garage and a lawned front garden with mature trees and shrubs. The rear garden can be accessed from either side of the bungalow. There is a private extensive lawned garden to the rear with hedging and trees to the boundaries, fruit trees, a lean-to greenhouse and a small patio. In all the total plot stands at approximately 1/3 acre. There is also pedestrian access at the rear through a timber gate leading onto St Vincent's Road.

GARAGE

With up-and-over door and door to the rear.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street proceed south along London Road passing Sainsburys and at the traffic lights adjacent to McDonalds turn left onto Bridge End Road. Take the left turn onto Harrowby Road and right onto Croft Drive. The property is at the end of the cul-de-sac on the right-hand side.

GRANTHAM

The property is within walking distance of the town centre with all its amenities, bus station and the railway station. Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.





Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

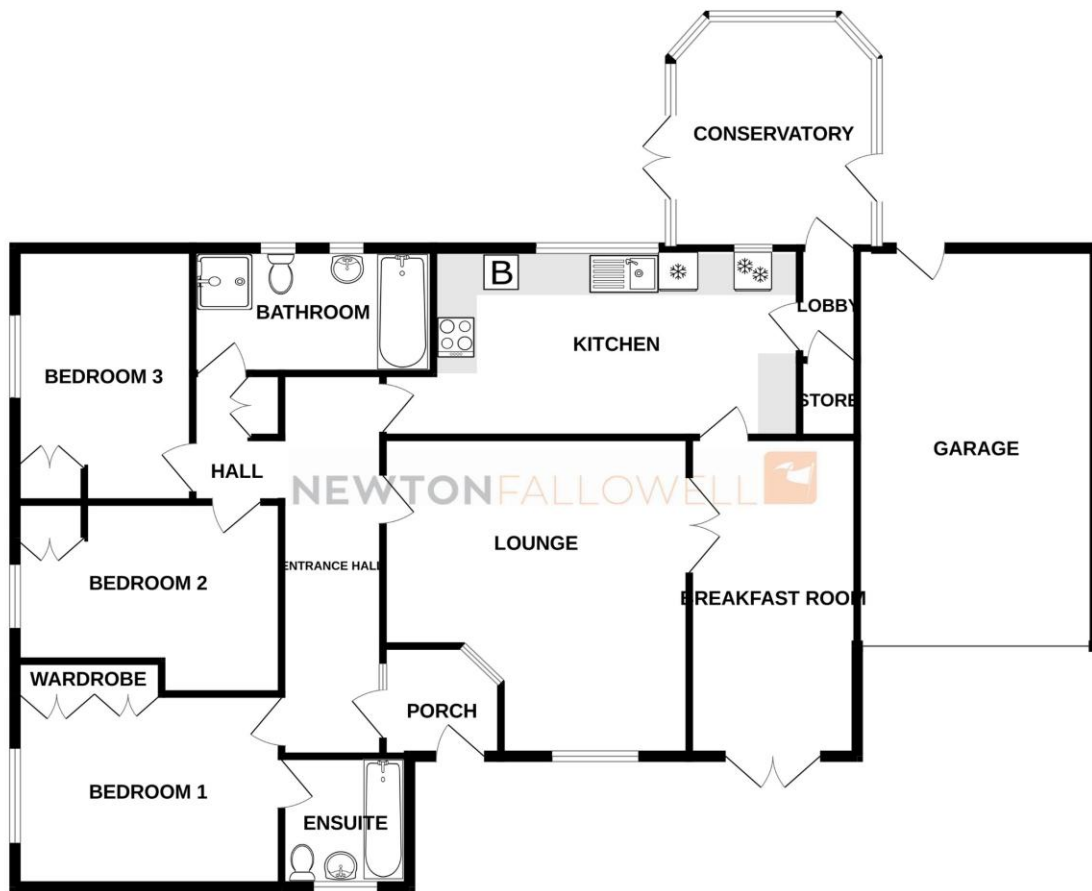
NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

For more information please call in the office or telephone 01476 591900.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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