



85 Princess Drive,
Grantham. NG31 9QA



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£180,000

- Three Bed Semi-Detached Home
- Front & Rear Gardens
- Two Reception Rooms
- Over 860 square feet
- Versatile Outbuilding
- Close To Local Amenities
- Popular Residential Location
- Great Links To Grantham Town
- Attention First Time Buyes/Investors
- Freehold - EPC: Rating D



Spacious Three Bedroom Semi-Detached Home Near Grantham Town Centre

Situated a short distance from Grantham town centre, this generously proportioned three bedroom semi-detached property offers convenient access to local bus routes and a wide range of amenities, all within walking distance.

The ground floor features a welcoming entrance hall, a bright and comfortable lounge, a well-appointed kitchen, and a separate dining room ideal for family living and entertaining. Upstairs, the property boasts three well-sized bedrooms, a wet room and separate WC.

Externally, the home benefits from both front and rear gardens, as well as useful outbuildings that provide valuable additional storage or workspace.

ACCOMMODATION

ENTRANCE HALL

With steps up to the uPVC entrance door with storm porch canopy over. The entrance hall has stairs rising to the first floor, and storage cupboard.



LOUNGE

3.95m x 3.84m (13'0" x 12'7")

With uPVC double glazed window to the front aspect, fireplace with electric fire within, radiator.

DINING ROOM

2.97m x 2.62m (9'8" x 8'7")

With uPVC double glazed window to the rear aspect.

KITCHEN

2.81m x 2.85m (9'2" x 9'5")

With uPVC double glazed window to the rear aspect, part glazed uPVC door to the side, eye and base level units, work surfacing with inset stainless steel sink and drainer, space and plumbing for washing machine, tiled splashbacks, slot-in electric cooker, radiator and wall mounted Worcester central heating boiler.

FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect.

BEDROOM ONE

3.17m x 3.8m (10'5" x 12'6")

With uPVC double glazed window to the front aspect and radiator.

BEDROOM TWO

3.31m x 2.87m (10'11" x 9'5")

With uPVC double glazed window to the rear aspect and radiator.

BEDROOM THREE

2.64m x 2.4m (8'8" x 7'11")

With uPVC double glazed window to the front aspect and radiator.

WET ROOM

1.57m x 1.7m (5'2" x 5'7")

With uPVC obscure double glazed window to the rear aspect, low level WC., and electric shower with drainage point, tiling to walls, extractor fan.



SEPARATE WC

With uPVC obscure double glazed window to the side aspect and low level WC.,

OUTSIDE

There is off-road driveway parking and steps to the side lead into the kitchen. The property is set back from the road and has a small lawned front garden with several shrubs. The driveway is open to the rear garden which is fully enclosed with a lawn and mature shrubs to the borders. There is also a small OUTBUILDING.

OUTBUILDING

2m x 2m (6'7" x 6'7")

A brick outbuilding ideal for storage of garden tools etc.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. At the Manthorpe Road traffic lights take the right turn on to Belton Lane and continue along taking the right turn on to Princess Drive. The property is on the left-hand side.

GRANTHAM

There are local amenities close by on Harrowby Lane including shops, doctor's surgery etc., and there is a Costcutter on the corner of Princess Drive. The property is also within walking distance of town and a local bus service to town runs along Princess Drive itself. Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London Kings Cross, with an average journey time of 1 hour 12 minutes. The town also has excellent schooling at all levels, several supermarkets and a Saturday street market.

AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

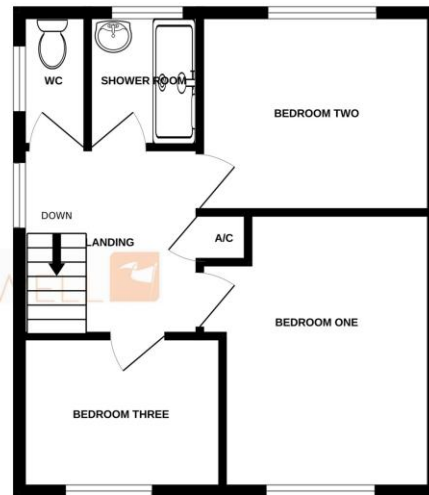


Floorplan

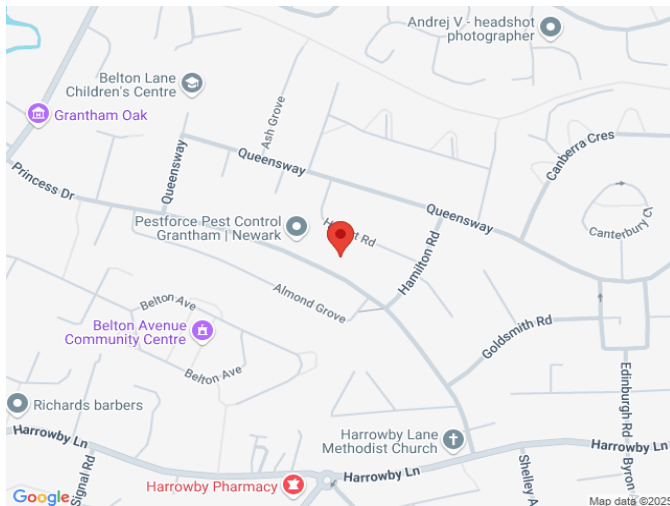
GROUND FLOOR



FIRST 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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NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Lifetime Legal, at a cost of £45 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 £250 if you use their services.

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



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