



20 Worcester Road,
Grantham. NG31 8SF



£265,000

- Detached Bungalow
- Well Presented Throughout
- Popular Residential Location
- Three Bedrooms
- Block Paved Driveway
- Close Links To Local Amenities
- Low Maintenance Garden
- Single Garage, Carport
- Viewing Highly Recommended
- Freehold - Energy: Rating D



Located just a short distance from Grantham town centre, this property enjoys easy access to a wide range of local amenities, including schools, supermarkets, shops, pubs, and restaurants. Excellent transport links are available, with convenient access to the A1 both north and south, as well as Grantham train station, which offers high-speed rail service to London King's Cross in just over an hour.

This well presented three-bedroom bungalow offers spacious and versatile accommodation, ideal for a variety of lifestyles. Upon entering you are welcomed into a generous hallway that provides access to all main rooms, creating a practical and flowing layout.

The lounge is both cosy and spacious, opening directly into the adjoining dining room, perfect for entertaining or family gatherings. The kitchen is well equipped with ample space for appliances and plenty of storage.

The property boasts three well proportioned bedrooms and a modern shower room. Outside, you'll find a sizeable yet low maintenance rear garden, ideal for relaxing or entertaining. To the front, a block paved driveway provides ample off-road parking and leads to a single garage.





ACCOMMODATION

ENTRANCE HALL

Having uPVC half glazed entrance door with uPVC full height double glazed side panel, Karndean flooring and radiator with cover.

KITCHEN

2.96m x 2.64m (9'8" x 8'8")

With uPVC double glazed window to the side aspect, a range of fitted base level cupboards and drawers with matching eye level units, work surfacing with inset one and a half bowl sink and drainer, inset gas hob with electric double oven beneath and extractor over, space and plumbing for washing machine and dishwasher, tiled splashbacks, room for fridge freezer, radiator and vinyl flooring.

LOUNGE

3.13m x 5.62m (10'4" x 18'5")

With uPVC double glazed window to the front aspect, attractive fireplace with coal effect fire within and radiator.

DINING AREA

2.97m x 3.09m (9'8" x 10'1")

With uPVC double glazed window to the front aspect, radiator and serving hatch to the kitchen.

BEDROOM 1

2.99m x 3.38m (9'10" x 11'1")

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

BEDROOM 2

2.74m x 2.41m (9'0" x 7'11")

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

BEDROOM 3

2.41m x 2.12m (7'11" x 7'0")

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

SHOWER ROOM

1.74m x 2.32m (5'8" x 7'7")

Having uPVC obscure double glazed window to the side aspect, with walk-in fully tiled shower cubicle having mains shower within and sliding glazed shower screen, pedestal wash basin and close coupled WC., tiling to walls and floor, extractor fan, shaver point, ladder style heated towel rail.

OUTSIDE

There is a low maintenance frontage with a block paved driveway and turning area which leads through to a CARPORT and the single garage. There are also several mature shrubs etc.

At the rear there is a private easily maintained landscaped garden with many shaped cypress trees, mature shrubs, paved seating areas, pebble beds and established plantings.

GARAGE

With up-and-over door, power and lighting and window to the side.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

From High Street continue onto Watergate bearing left at the traffic lights and continuing over the roundabout adjacent to Asda onto Barrowby Road (A52). Follow the road and take the left turn at the next roundabout onto Barrowby Gate, left onto Worcester Road and the property is on the right-hand side just past the turning for St Albans Close.





GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops close by on Barrowby Gate including a Tesco Express, with a local bus service running along Winchester Road.

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.

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.

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 £250 if you use their services.

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

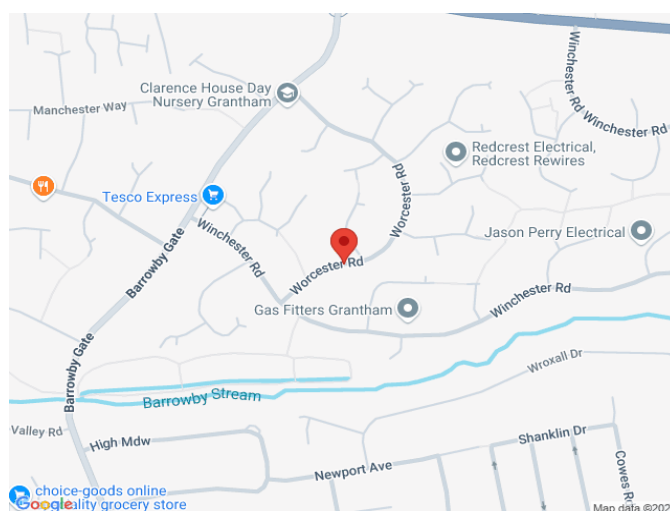


Floorplan

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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