



10 St Georges Way,  
Grantham. NG31 9GJ



**£210,000**

- Three Bed Semi-Detached Home
- Well-Presented Throughout
- Off-Road Parking
- Kitchen / Diner
- Spacious Conservatory
- Family Bathroom + Cloakroom
- Enclosed Rear Garden
- Two Sheds
- Popular Residential Location
- Freehold - EPC Rating D



## Modern Three Bedroom Semi-Detached Home on the Popular Sunningdale Estate

This well-presented property is ideally located on the outskirts of town, offering easy access to scenic countryside walks and a nearby entrance into the beautiful grounds of the National Trust's Belton House - perfect for leisurely strolls or dog walking.

The accommodation comprises an Entrance Hall, Downstairs W.C., a spacious Lounge, Kitchen/Diner, a bright and airy Conservatory. Upstairs, you'll find two generous double bedrooms and one single bedroom, along with a family Bathroom.

Outside, the property benefits from a private enclosed garden with two storage sheds.

Conveniently situated just a short drive from Grantham town centre, the home enjoys access to a wide range of local amenities, making it an ideal choice for families, professionals, etc!

## ACCOMMODATION

### ENTRANCE HALL

With part glazed entrance door, radiator, stairs rising to the first floor, under stairs storage cupboard and laminate flooring.





## CLOAKROOM

1.76m x 0.87m (5'10" x 2'11")

With uPVC obscure double glazed window to the front aspect, corner wash basin with tiled splashback, low level WC., radiator and laminate flooring.

## KITCHEN / DINER

2.65m x 3.97m (8'8" x 13'0")

With uPVC double glazed window to the front aspect, half obscure double glazed door to the side, a range of base level cupboards and drawers with matching eye level units, work surfacing with inset sink and drainer, tiled splashbacks, inset gas hob with oven beneath and pull-out extractor over, space for under counter appliance, space and plumbing for washing machine, tiled flooring and radiator.

## LOUNGE

4.69m x 3.45m (15'5" x 11'4")

Having uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the conservatory, electric pebble effect fire, radiator.

## CONSERVATORY

3.39m x 2.4m (11'1" x 7'11")

A brick and uPVC double glazed conservatory with power and lighting, tiled floor and electric radiators.

## FIRST FLOOR LANDING

Having airing cupboard.

## BEDROOM ONE

3.77m x 2.54m (12'5" x 8'4")

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

## BEDROOM TWO

2.99m x 2.56m (9'10" x 8'5")

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

## BEDROOM THREE

2.08m x 2.48m (6'10" x 8'1")

With uPVC double glazed window to the rear and radiator.

## FAMILY BATHROOM

2.05m x 2.24m (6'8" x 7'4")

Having uPVC obscure double glazed window to the front aspect, a white suite of panelled bath with electric shower over, pedestal wash basin and low level WC., tiling to walls, extractor fan and tiled floor.

## OUTSIDE

To the front there is an open-plan lawned garden with driveway parking and outside tap and a timber gate leads through to the rear garden. At the rear is a mainly lawned garden with a patio seating area, raised beds and fencing to the boundaries. There are TWO SHEDS, a potting shed and a more substantial sized shed.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band B.

## DIRECTIONS

From High Street continue onto Watergate following the one-way system turning right onto Broad Street and left onto Brook Street. At the Manthorpe Road traffic lights turn right onto Belton Lane following the road and taking the right turn onto Sunningdale. St Georges Way is on the right-hand side and the property is on the right.

## GRANTHAM

There is a local bus service and also a convenience store and fish and chip shop on Sunningdale.

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.

## 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.



## Floorplan



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 not responsibility is taken for any error, omission or inaccuracy. The floorplan is for guidance only and is not to scale. It is not intended for planning or any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given. Made with MyHouse ©2025

