



OFFERS OVER
£150,000

Stamford Street

Grantham, NG31

Freehold - Council Tax Band - A

EPC - D

PROPERTY SUMMARY

Located on Stamford Street in the well-regarded market town of Grantham, this attractive Victorian mid-terraced house offers a wonderful opportunity for families and investors alike. Built circa 1900, the property retains much of its original period charm whilst being in good order throughout, making it ready for immediate occupation.

The ground floor features two reception rooms, providing a comfortable and separate living and dining space — ideal for relaxing, or entertaining.

Upstairs, three well-sized bedrooms offer generous accommodation, with good natural light flowing through the property. The layout is practical and makes excellent use of the available space.

Stamford Street sits within easy reach of Grantham town centre, with its range of shops, restaurants, and everyday amenities close to hand. Families will appreciate the selection of local schools nearby, and commuters will be pleased to know that Grantham railway station — with its regular direct services to London Kings Cross — is less than a ten minute walk from the front door.

Don't miss out on the chance to make this exquisite property yours! Contact us to book a viewing now.

Your dream home awaits on Stamford Street...

Ground Floor

Lounge - 3.60m x 3.80m (11'10" x 12'6")

A bright and inviting lounge benefiting from excellent natural light throughout the day.

Dining Room - 3.53m x 3.72m (x 11'7" x 12'2")

A bright dining room ideal for entertaining family and friends.

Kitchen - 2.05m x 3.13m (6'9" x 10'3")

A practical galley kitchen offering efficient workspace along both sides

Bathroom - 2.13m x 2.36m (7'0" x 7'9")

A modern family bathroom comprising bath with overhead shower, wash basin, and WC.

First Floor

Bedroom 2 - 3.55m x 3.76m (11'8" x 12'4")

A comfortable double bedroom offering good floor space.

Bedroom 3 - 3.51m x 3.74m (11'6" x 12'3")

A well-proportioned double bedroom with plenty of natural light and space for bedroom furniture.

Second Floor

Main Bedroom - 3.33m x 6.24m (11'8" x 20'6")

An impressively spacious attic bedroom offering excellent headroom and generous proportions throughout.

Outside

A low-maintenance rear garden, benefiting from a convenient passageway to the rear for bin access.

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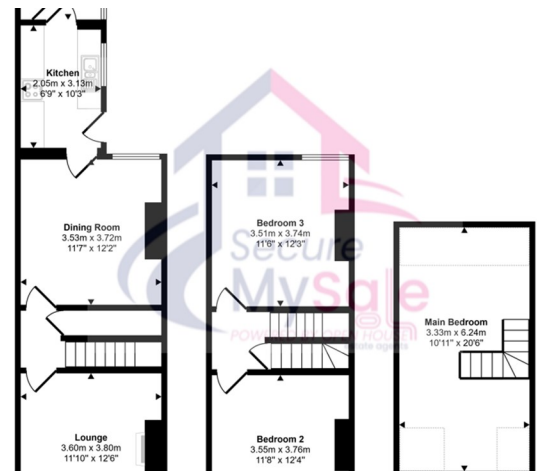


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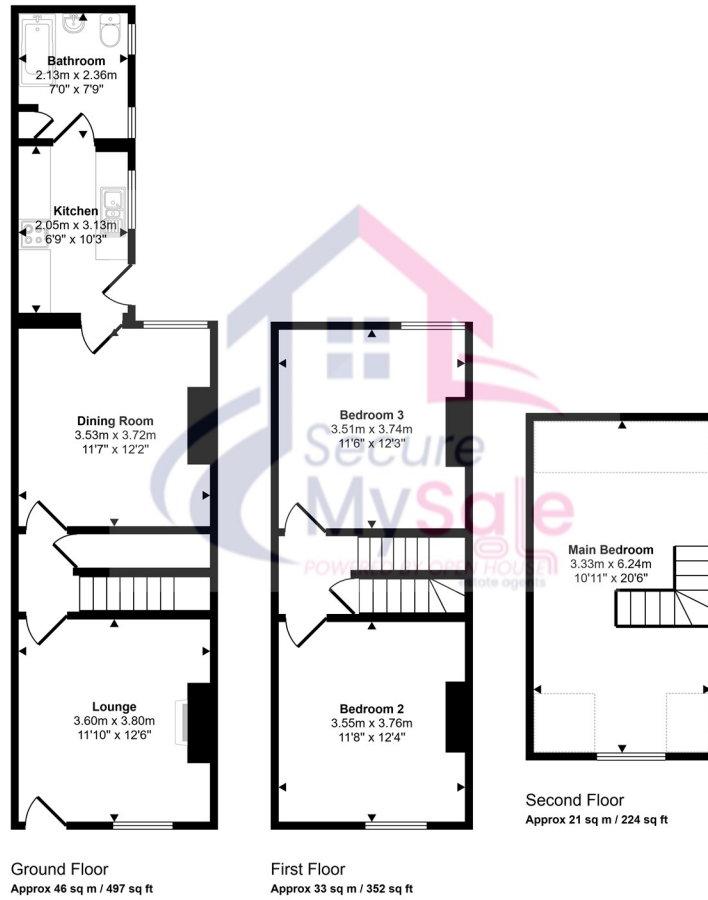


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Approx Gross Internal Area
100 sq m / 1072 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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1
2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the



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