



GUIDE PRICE

£175,000

Robertson Road

Grantham, NG31

Freehold - Council Tax Band - A

EPC - D

PROPERTY SUMMARY

Secure My Sale Estate Agents are delighted to bring this characterful three-bedroom end-terraced house to the market. Located on Robertson Road in the popular and well-regarded residential area of Grantham, this property offers a fantastic opportunity for first-time buyers, growing families, and investors alike.

Dating back to 1900, the property retains much of its original charm while presenting a welcoming and well-proportioned home. The ground floor offers a spacious reception room, versatile enough to suit your lifestyle. The well-appointed kitchen is conveniently located nearby, enhancing the everyday functionality of the home.

The three bedrooms make it ideal for families or those who need extra space for guests or a home office. The layout works well for modern family life and offers real flexibility, while the family bathroom is thoughtfully designed to cater to your daily needs.

The end-terrace position gives the property additional privacy and a pleasant sense of space. Robertson Road is a sought-after pocket of Grantham, benefiting from easy access to a strong selection of local schools, shops, parks, and everyday amenities, within a friendly community atmosphere. The area is well-connected for commuters too, with Grantham's mainline railway station — offering direct services to London Kings Cross in just over an hour — within easy reach. Access to the A1 is also close by, making the property ideal for those who travel regularly for work.

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

Your dream home awaits on Robertson Road...

Lounge - 3.67m x 3.46m (12'0" x 11'4")

A generously proportioned lounge offering a wonderfully spacious setting for relaxing with a front aspect window.

Kitchen Diner - 5.45m x 3.63m (17'11" x 11'11")

A very large kitchen diner, perfect for entertaining guests, with plenty of space for cooking, dining and socialising.

Hallway - 1.99m x 1.21m (6'6" x 4'0")

A useful hallway linking the kitchen to the utility room, offering a practical connection between the two spaces.

Utility - 1.88m x 2.65m (6'2" x 8'8")

A practical utility room, ideal for laundry and household storage, keeping everyday tasks neatly out of the way.

First Floor

Main Bedroom - 3.13m x 3.38m (10'3" x 11'1")

A spacious bedroom with a front aspect window, offering plenty of room for bedroom furniture and a bright, airy feel.

Bedroom Two - 3.21m x 3.60m (10'6" x 11'10")

A generously sized bedroom with a rear aspect window, creating a calm and well-proportioned space to unwind.

Bedroom Three - 1.71m x 2.21m (10'3" x 7'3")

A third bedroom, currently used as a nursery and equally suited as a home study.

Bathroom - 2.05m x 2.64m (6'9" x 8'8")

A well-presented family bathroom comprising a bath with shower over, wash basin and WC, offering a practical space for everyday use.

Outside

A well-kept, manageable garden, offering a pleasant outdoor space that is easy to maintain.

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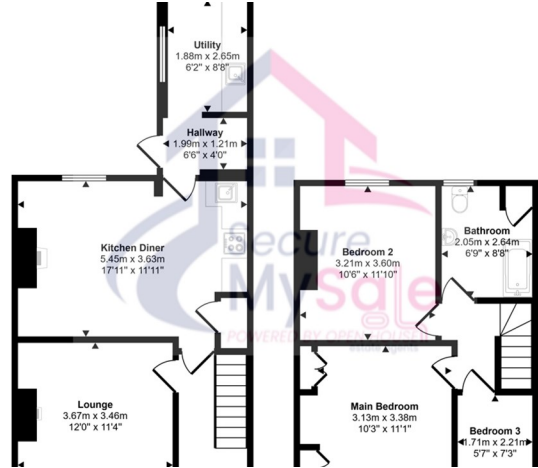
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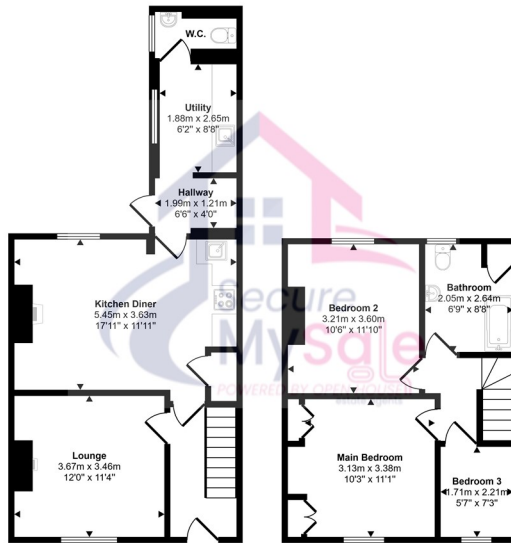
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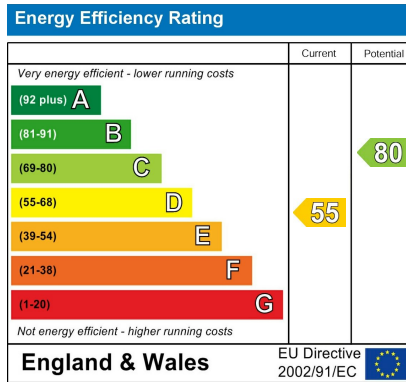
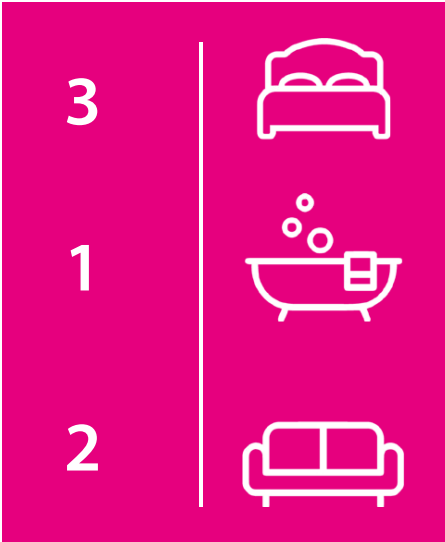
Approx Gross Internal Area
89 sq m / 956 sq ft



Ground Floor
Approx 50 sq m / 534 sq ft

First Floor
Approx 39 sq m / 422 sq ft

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.



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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