



St. Mellion Drive, Grantham



- Four Generous Bedrooms
- Spacious Family Home
- Open-Plan Kitchen / Diner
- Recently Re-Decorated Throughout
- Driveway Parking + Garage
- No Onward Chain
- Freehold
- EPC rating TBC



This substantial and immaculately presented detached family residence occupies an enviable position within the highly regarded Sunningdale Estate, a well-established and sought-after residential location on the outskirts of Grantham. The property offers generous and well-balanced accommodation throughout and represents an ideal opportunity for purchasers seeking a high-quality home ready for immediate occupation.

The ground floor is approached via a welcoming and spacious entrance hall, which provides access to a beautifully appointed and expansive kitchen/dining room, a generously proportioned sitting room, a cloakroom/WC, and an integral single garage. The accommodation is thoughtfully arranged to provide both practical family living and excellent entertaining space.

To the first floor, the property offers four well-proportioned double bedrooms, all presented to a high standard. The principal bedroom benefits from a contemporary en-suite shower room, while a modern family bathroom serves the remaining bedrooms.



Externally, the property enjoys a fully enclosed and attractively landscaped rear garden, featuring a well-maintained lawn and a paved patio seating area, ideal for outdoor dining and recreation. To the front, a spacious driveway provides ample off-road parking and leads to the integral single garage.

The property is conveniently positioned within easy reach of Grantham town centre, offering access to a wide range of local amenities, reputable schools, and excellent transport links including the A1, A52 and A46. Grantham's mainline railway station provides direct services to London King's Cross in approximately 70 minutes. The home is also ideally located for access to the National Trust's Belton House and its extensive parkland, providing outstanding opportunities for leisure, walking, and family recreation.

GRANTHAM

There is a local bus service available, with a bus stops to town along Sunningdale 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.



ACCOMMODATION

ENTRANCE HALL

KITCHEN / DINER 6.57m x 3.48m (21'7" x 11'5")

LOUNGE 5.36m x 3.49m (17'7" x 11'6")

CLOAKROOM

LANDING

BEDROOM ONE 3.57m x 3.52m (11'8" x 11'6")

EN-SUITE 1.78m x 2.28m (5'10" x 7'6")

BEDROOM TWO 2.97m x 3.62m (9'8" x 11'11")

BEDROOM THREE 2.96m x 2.87m (9'8" x 9'5")

BEDROOM FOUR 2.37m x 3.51m (7'10" x 11'6")





BATHROOM 2.25m x 1.73m (7'5" x 5'8")

EXTERIOR

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue on to 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 and continue along, round the sharp bend onto Londonthorpe Lane, past Belton Park Golf Club and take the second right turn on to St Mellion Drive. The property is on the right-hand side.

AGENTS 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

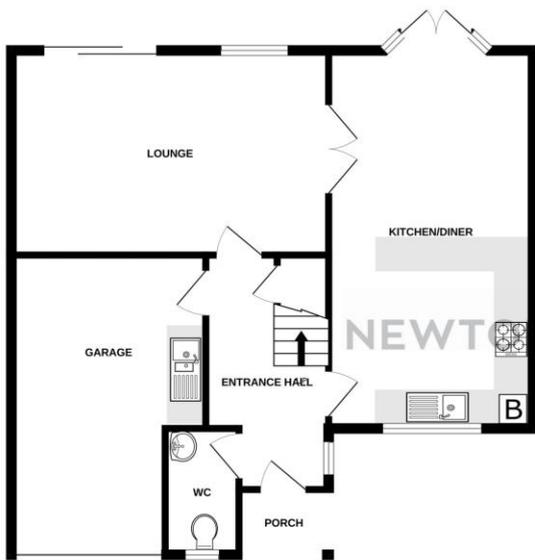
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will 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.

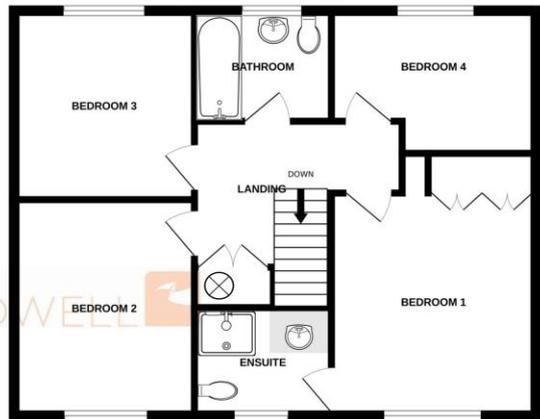
For more information please call in the office or telephone 01476 591900.



GROUND FLOOR



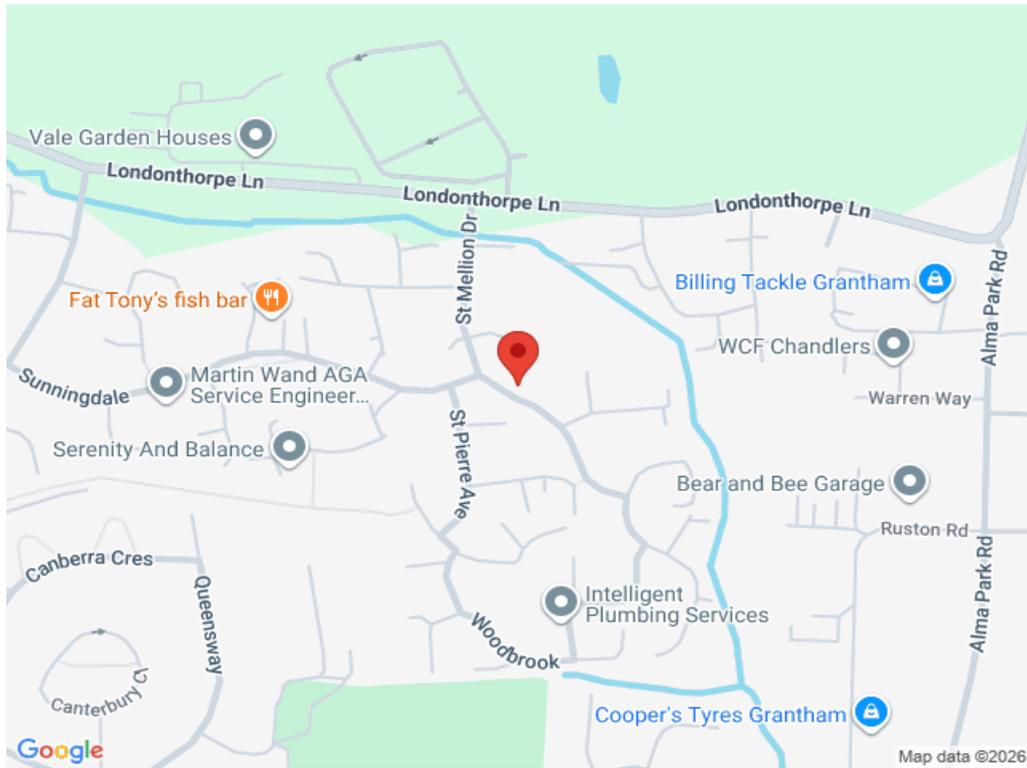
1ST FLOOR



NEWTONFALLOWELL



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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