



**GUIDE PRICE**

**£165,000**

**Shanklin Drive**

Grantham, NG31

Freehold - Council Tax Band - A

EPC - TBC

## PROPERTY SUMMARY

Secure My Sale Estate Agents Grantham are delighted to bring this charming semi-detached home, ideally positioned on the ever-popular Shanklin Drive in Grantham, to the market. This attractive property successfully blends period character with thoughtful modern updates, including brand new windows and doors, which not only enhance the home's kerb appeal but also improve energy efficiency and comfort throughout.

Internally, the accommodation is well-proportioned and bright, offering two generously sized bedrooms that would suit a range of buyers, from first-time purchasers to downsizers or investors. These versatile rooms provide ample space for comfortable living, with flexibility for guest accommodation or a dedicated home office if required.

A real standout feature of the property is the very large, modern bathroom, finished to a contemporary standard and designed with everyday practicality in mind. The addition of a separate WC further enhances convenience, particularly for busy households.

To the rear, the property enjoys a spacious garden, providing an excellent outdoor retreat. Whether you enjoy entertaining, gardening, or simply relaxing in the fresh air, this generous space offers plenty of potential to suit a variety of lifestyles.

Located within easy reach of local shops, schools, and transport links, Shanklin Drive is a well-established and convenient residential area. This appealing home represents a fantastic opportunity for those looking to step onto the property ladder or secure a solid investment in a desirable location.

### Ground Floor

#### Hallway -

A welcoming entrance hallway that seamlessly links the home's principal rooms

Living Room - 3.93m x 4.60m (12'11" x 15'1")

A spacious living room offering generous proportions, ideal for both relaxing and entertaining, with plenty of natural light creating a warm and inviting atmosphere.

Kitchen - 2.09m x 2.55m (6'10 x 8'4")

A stylish modern kitchen finished to a contemporary standard, perfectly suited to everyday cooking and entertaining.

### First Floor

Main Bedroom - 3.02 x 4.71m (9'11 x 15'5")

A generous double main bedroom offering excellent proportions, providing a calm and comfortable space to unwind

Bedroom Two - 3.10m x 2.17m (10'2" x 7'1")

A well-proportioned second double bedroom, offering comfortable accommodation with flexibility for guests, family, or home working.

Bathroom - 2.15m x 2.94m (7'1" x 9'8")

A very large modern bathroom finished to a contemporary standard, offering a stylish and relaxing space for everyday use.

### Outside

Externally, the property boasts a large rear garden, ideal for outdoor enjoyment, along with space to the front offering potential to create a driveway, subject to the necessary permissions.

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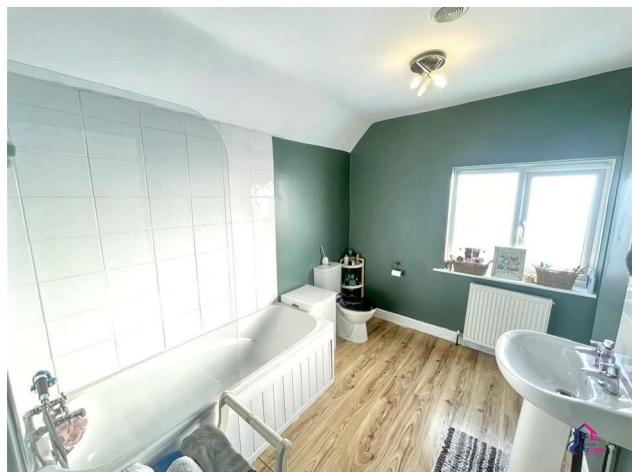


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Approx Gross Internal Area  
62 sq m / 665 sq ft



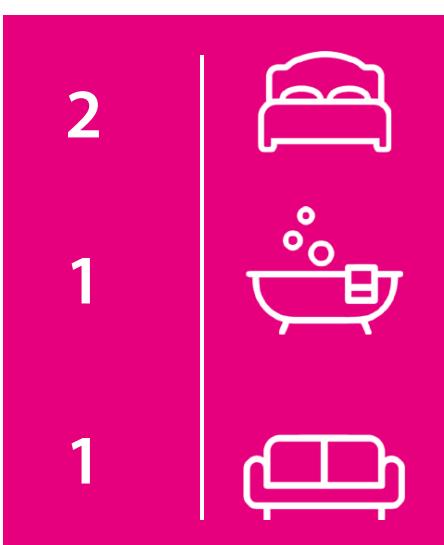
Ground Floor

Approx 30 sq m / 328 sq ft

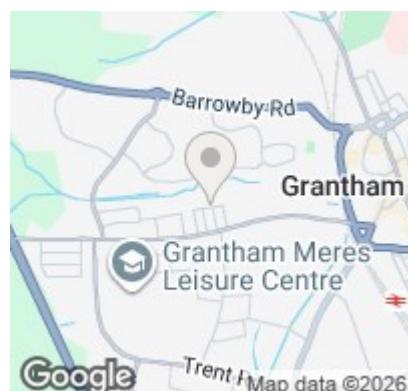
First Floor

Approx 31 sq m / 336 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(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