



OFFERS OVER

£180,000

Pretoria Road

Grantham, NG31

Freehold - Council Tax Band - A

EPC - E

PROPERTY SUMMARY

Secure My Sale Estate Agents are delighted to bring this characterful three-bedroom mid-terraced house located on Pretoria Road in the popular and well-regarded residential area of Gonerby Hill Foot, this property offers a fantastic opportunity for first-time buyers, growing families, and investors alike.

3



Dating back to 1900, the property retains much of its original charm while presenting in good overall condition throughout. Spanning over 1,000 square feet, the accommodation is well-proportioned and versatile, offering two reception rooms to the ground floor — ideal for those who like to keep their living and dining spaces separate.

1



The three bedrooms are all of good size, with a converted attic room providing excellent additional space, equally suited as a home office, playroom, or occasional guest room. The layout works well for modern family life and offers real flexibility.

2



Gonerby Hill Foot is a sought-after pocket of Grantham, sitting just to the north of the town centre and benefiting from easy access to a strong selection of local schools, shops, and everyday amenities. The area is well-connected for commuters too, with Grantham's mainline railway station — offering direct services to London Kings Cross in under 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 exquisite property yours! Contact us to book a viewing now.

Your dream home awaits on Pretoria Road...

Ground Floor

Lounge - 3.59m x 3.51m (11'9" x 11'6")

A wonderfully airy and inviting lounge, providing a light and comfortable space ideal for everyday living.

Dining Room - 3.45m x 3.42m (11'4" x 11'3")

An impressively sized dining room offering ample space, ideal for entertaining guests and family gatherings alike.

Kitchen - 1.94m x 2.81m (6'4" x 9'3")

A neatly presented galley style kitchen, providing a functional and cleverly utilised space ideal for everyday culinary use.

Bathroom - 2.08m x 2.25m (6'10" x 7'5")

A neatly presented bathroom suite, fitted with a bath with shower over, sink, and WC.

First Floor

Main Bedroom - 4.67m x 3.55m (15'4" x 11'8")

An impressively large double bedroom, providing ample room for freestanding furniture and a wonderfully peaceful retreat.

Bedroom 2 - 3.59m x 3.51m (11'9" x 11'6")

Another substantial double bedroom, providing a well-presented and roomy environment ideal for family members or guests.

Bedroom 3 - 2.06m x 2.92m (6'9" x 9'7")

A versatile bedroom, presently used as a walk-in wardrobe.

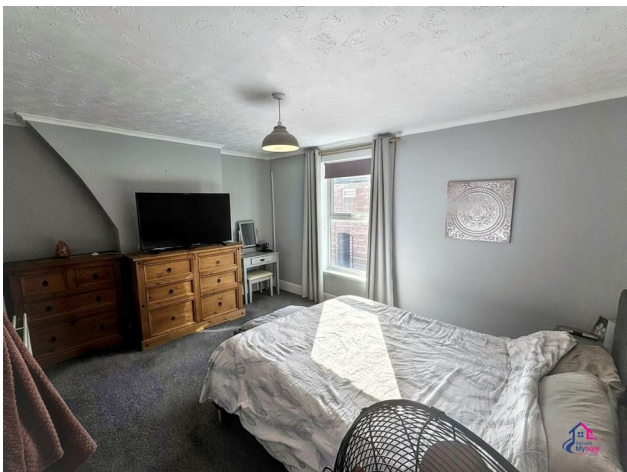
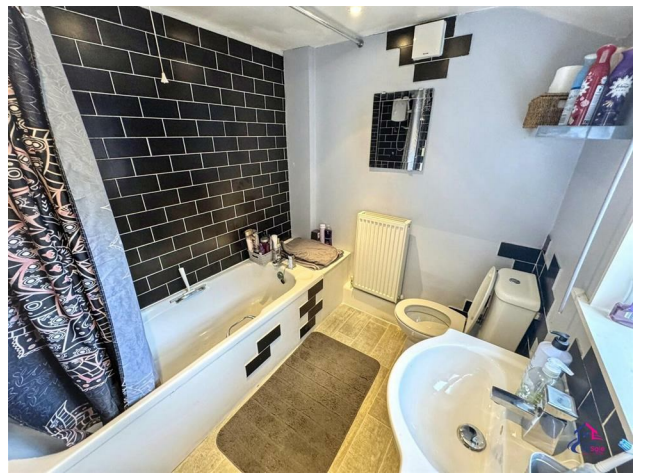
Second Floor

Attic Room - 4.27m x 4.79m (14'0" x 15'9")

A substantial attic room currently used as a generous double bedroom, offering excellent space and a wonderfully characterful environment throughout.

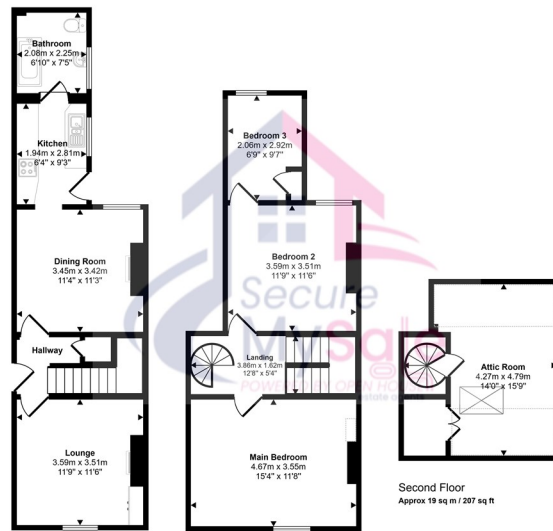
Outside

A well-presented rear garden, benefiting from useful side entry access and providing a practical and enjoyable outdoor space.

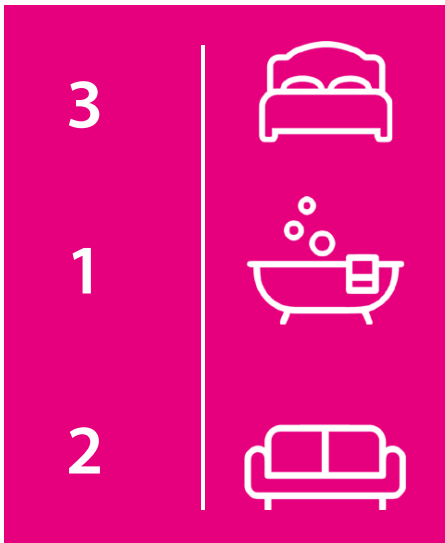




Approx Gross Internal Area
107 sq m / 1149 sq ft



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. Items 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	
		46	81



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



SECURE MY SALE POWERED BY OPEN HOUSE