



## 5 bed detached house to buy in

Kitty Briggs Lane, Grantham, Lincolnshire,  
NG31 7JR

**£290,000** Starting Bid

 x 5  x 3  x 3

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Substantial detached family home (approx. 2,100 sq ft)
- ✓ Large rear extension creating an expansive living space
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

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Branch Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Walters Grantham are Proud to Present This Large One of a Kind Family Home With Lots of Value Ready to be Added on Kitty Briggs Lane.

Situated in the well-connected market town of Grantham, this substantial detached home offers excellent access to local amenities, schooling, and transport links including direct rail routes to London. The property is positioned on Kitty Briggs Lane, a popular residential area ideal for families, with Walton Academy just a short distance away, alongside nearby shops, parks, and everyday conveniences.

This is one of those properties that immediately stands out for its sheer scale. Extending to approximately 2,100 sq ft, this substantial five-bedroom detached home offers a huge amount of internal space that is rarely available, particularly in such a well-established residential area of Grantham.

The home has already been extended over time, most notably to the rear, creating an impressive main living area and a large conservatory that genuinely feels like a continuation of the house rather than a simple addition. The layout is versatile and well suited to modern family living, with multiple reception areas, a ground floor bedroom, and additional spaces such as a study and pantry adding to the practicality.

What makes this property particularly appealing is the balance between what is already in place and the potential it still offers. While perfectly functional as it stands, there is clear scope for cosmetic modernisation throughout, allowing a buyer to put their own stamp on the property and significantly enhance its value without needing to extend further. The footprint is already there, it simply needs refining.

Externally, the property continues to impress. There is driveway parking to the front, an attached garage that has been partially converted, and to the rear, a generous and well established garden. The outdoor space features a patio area directly accessed from the conservatory, making it ideal for entertaining, along with a lawn bordered by mature shrubs, trees, and planting. Additional sheds provide useful storage, and the overall plot offers both privacy and usability.

Positioned on Kitty Briggs Lane, the property sits in a popular and convenient location, ideal for families, with Walton Academy nearby, as well as easy access to local amenities and transport links.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £290,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hallway

3.43m x 1.91m (11'3" x 6'3")

Carpeted with access to the lounge, kitchen, and downstairs WC. Includes useful storage space, radiator, and stairlift (removable if required).

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## Downstairs WC

Fitted with toilet and wash basin, mobility handrail, and frosted front aspect UPVC window

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## Living Room

6.23m x 5.11m (20'5" x 16'9")

A substantial reception space enhanced by a large rear extension. Carpeted throughout with UPVC windows to the rear and side aspects overlooking the garden and conservatory. Features a fireplace and radiator beneath the rear window. Provides access to the conservatory, dining room, hallway, and bedroom five.

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## Conservatory

5.70m x 2.93m (18'8" x 9'7")

A standout feature of the home, this generously sized extension is carpeted with a brick-built base for improved insulation. UPVC doors open directly onto the patio and garden.

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## Dining Room

3.07m x 3.10m (10'0" x 10'2")

Carpeted and positioned off the living room, with a rear aspect window and radiator. Double doors allow separation from the lounge or can be opened for a more flowing layout. Leads to the kitchen and features an archway into the study.

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## Study

1.74m x 2.75m (5'8" x 9'0")

A useful additional space, ideal for working from home. Carpeted with a rear aspect window and side radiator

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## Kitchen

4.70m x 2.34m (15'5" x 7'8")

Fitted with a range of units and worktops in good condition, offering space for a washing machine, dishwasher, oven, hob, fridge freezer, and extractor hood. Front aspect window and serving hatch to the dining room. Tiled flooring throughout. Access to:

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## Pantry

1.85m x 0.98m (6'0" x 3'2")

Additional storage with a side aspect UPVC window.

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## Bedroom 5

2.47m x 3.68m (8'1" x 12'0")

Converted from part of the garage, this ground floor bedroom includes carpet, radiator, and rear aspect UPVC window.

## Garage

2.50m x 4.35m (8'2" x 14'3")

Remaining storage space following partial conversion.

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## Landing

7.13m x 1.90m (23'4" x 6'2")

A particularly spacious landing area with two front aspect UPVC windows and carpeted flooring.

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## Master Bedroom

2.59m x 5.59m (8'5" x 18'4")

A large double bedroom with built-in wardrobes, dual aspect UPVC windows (front and rear), and radiator. Carpet in need of updating

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## Bedroom Two

2.98m x 3.78m (9'9" x 12'4")

A spacious double bedroom with rear aspect UPVC window, carpet, and radiator.

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## Bedroom Three

3.14m x 2.95m (10'3" x 9'8")

Double bedroom with rear aspect UPVC window, carpet, and radiator.

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## Bedroom Four

3.00m x 3.04m (9'10" x 9'11")

Another well-sized double bedroom with rear aspect UPVC window, carpet, and radiator.

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## Shower Room

2.01m x 1.53m (6'7" x 5'0")

Tiled with shower, toilet, and wash basin. Front aspect UPVC window.

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## Family Bathroom

1.63m x 3.64m (5'4" x 11'11")

A larger bathroom space (currently carpeted) with bath and sink. No toilet.

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## Outside

The rear garden is a fantastic size, featuring a patio area directly off the conservatory, ideal for outdoor seating and entertaining. The garden itself is mainly laid to lawn with established shrubs, trees, and planting, along with additional sheds providing excellent storage.

Approx Gross Internal Area  
192 sq m / 2064 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Kitty Briggs Lane, Grantham, Lincolnshire, NG31 7JR

Contact your local branch today for more information on this property:

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