



North Parade

Grantham

MOUNT & MINSTER

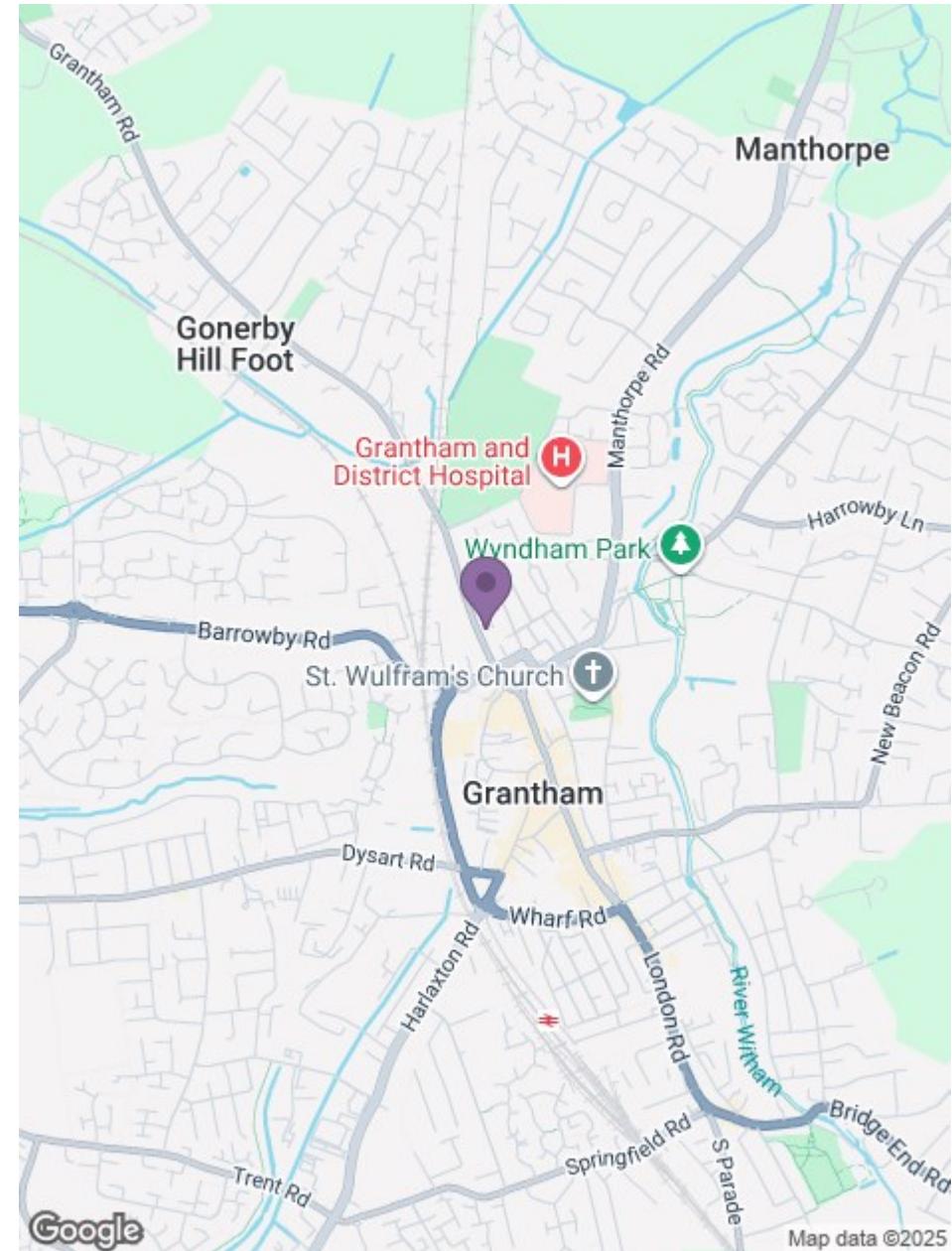


# North Parade

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A beautifully renovated townhouse on an enviable address with spacious rooms and ample private parking.

- Character Townhouse
- Two Reception Rooms
  - Kitchen & Utility
- Four Generous Bedrooms
  - Two Ensuites
  - Bathroom & W.C.
  - Rear Garden
  - Private Driveway
    - Cellar
  - Unfurnished



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#### DESCRIPTION

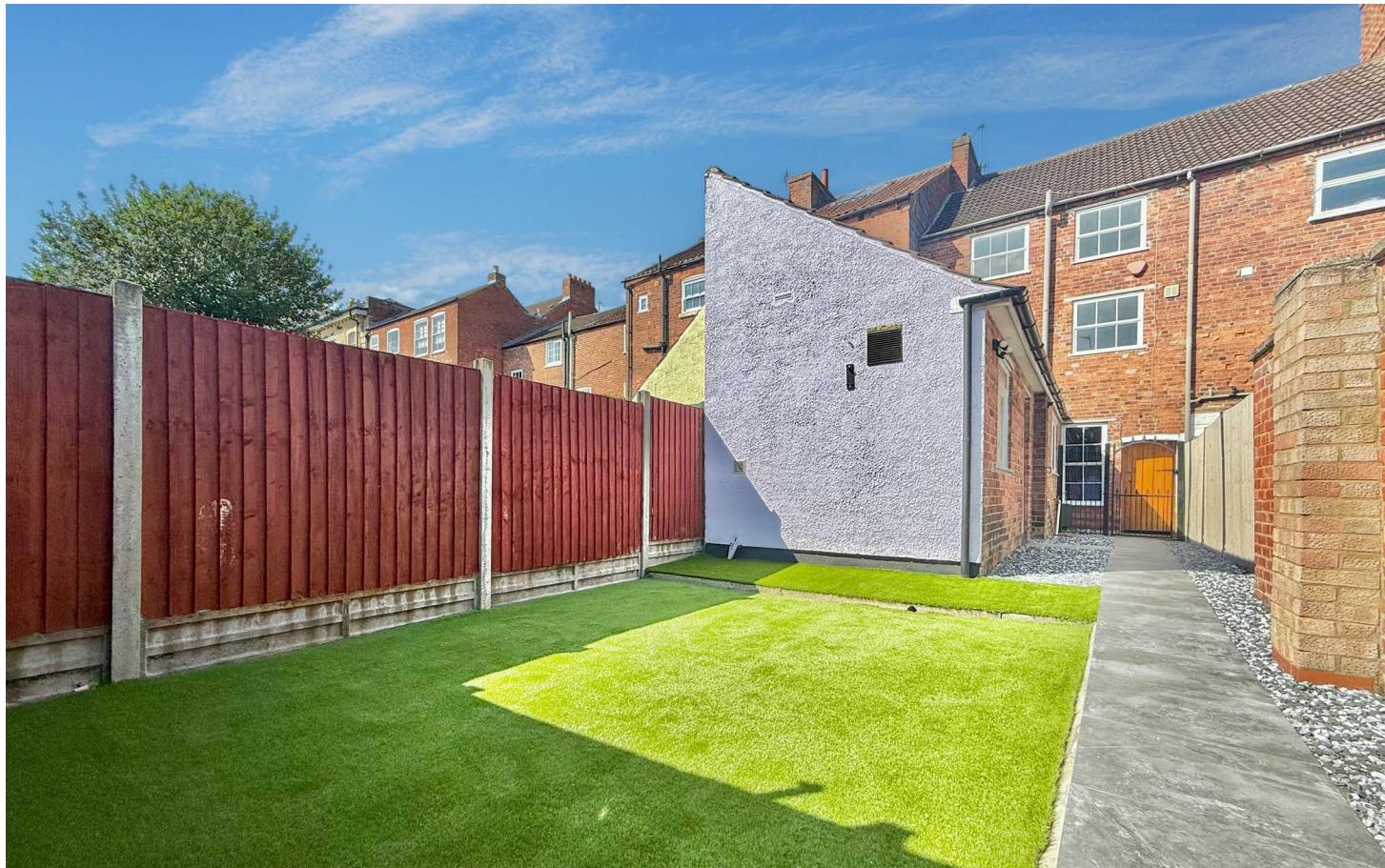
A stunning, three storey residence situated in a highly desirable and attractive location within walking distance of all the amenities and schools this popular town has to offer. Having just undergone an extensive refurbishment from top to bottom, this beautiful home enjoys spacious living at its finest. Accommodation includes both a lounge and a dining hall, a kitchen and separate utility room, a downstairs cloakroom, four well-proportioned bedrooms, an ensuite to the master, a jack-and-jill ensuite to the second floor bedrooms and a family bathroom as well. There is a cellar for additional storage, as well as a low-maintenance garden with a large gated driveway.

#### LOCATION

Grantham benefits from a fast and reliable rail service into London Kings Cross (1 hour). The town has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa.

Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets and a cinema.





#### SCHOOLS

Grantham is well-regarded for the quality of its local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand. The Priory Ruskin Academy is conveniently located a short walk from the property.

#### SERVICES

The property is centrally heated throughout with mains gas, water, drainage and electricity.

#### ENERGY PERFORMANCE

Rating: D

#### COUNCIL TAX

Band: B

#### DEPOSIT

5 weeks rent equivalent.

#### PETS

Pets will be considered but not guaranteed.

#### AVAILABILITY

Available from July 2025.

#### VIEWING

By prior arrangement with the Agents: 01476 851400

#### ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:

T: 01476 851400

@: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)







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