



GRANT BOONZAIER

exp

@ grant.boonzaier@exp.uk.com

grantboonzaier.exp.uk.com

01476 848 008

30 Heath Farm Lane,
Fixed Price £450,000

 5  3  1



QUOTE REF GB1076 - VIDEO WALKTHROUGH & KEY FACTS FOR BUYERS REPORT IS AVAILABLE ON THIS LISTING

This extended five-bedroom semi-detached home in Grantham offers **stunning field views to both the front and rear, a generous plot**, and a superb open-plan kitchen/dining/day room, making it an ideal family home for modern living and entertaining.

Positioned on the outskirts of Grantham, the property enjoys a peaceful setting while remaining within easy reach of the town centre, excellent schools, amenities and strong transport links, including direct rail access to London King's Cross in approximately one hour.

The ground floor features an entrance hall, a bright and welcoming lounge with a charming log burner and exposed brick surround, and a stylish open-plan kitchen/dining/day room forming the heart of the home with bi-fold doors opening onto the rear garden. A downstairs bathroom adds further practicality.

On the first floor are **five well-proportioned bedrooms**, two of which benefit from en-suite shower rooms, alongside a family bathroom.

Externally, the property boasts a gravelled driveway providing parking for several vehicles and gated side access leading to a generous enclosed rear garden, mainly laid to lawn with a patio seating area and established borders.

The property benefits from oil-fired central heating and double glazing. Please note access is via an unadopted road with a small annual maintenance contribution (£30).

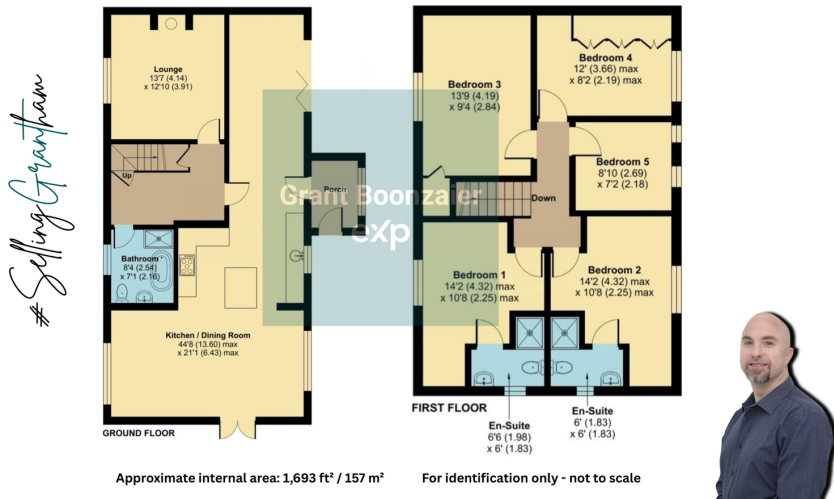
EPC Rating: D | Council Tax Band: C | Tenure: Freehold

Accommodation

Entrance Hall

A welcoming entrance space providing access to the main living





- FIVE BEDROOM HOME
- TWO EN SUITES
- GENEROUS PLOT SIZE
- DRIVEWAY MULTI PARKING
- EPC RATING D - COUNCIL BAND C
- OPEN PLAN LIVING
- FIELD VIEWS BOTH SIDES
- LARGE REAR GARDEN
- LOG BURNER LOUNGE
- QUOTE REF GB1076



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

eXp World UK Limited is a registered company at c/o Corporation Service Company (UK) Limited, 114 St. Martin's Lane London WC2N

4BE. Registered company number is 12016573. VAT Registration Number is 327 4120 29