



Guide Price £160,000 | Freehold

Highfield Crescent, Croxton Kerrial NG32 1QX





Key Features & Description

- FOR SALE BY ONLINE AUCTION
- 6 WEEKS' COMPLETION
- Modernisation required
- Semi-detached house
- Vacant freehold
- Three bedrooms
- EPC Rating D | Council Tax Band
- Service Charge £0 PA | Ground rent £0 PA | 0 years

Set within the sought after village of Croxton Kerrial, this three bedroom semi-detached property presents an excellent opportunity for investors and buyers looking to add value through modernisation. Requiring updating throughout, the property offers a blank canvas with significant scope to improve, extend (subject to the necessary consents), and ultimately enhance both capital value and rental appeal in a location where demand remains consistent.

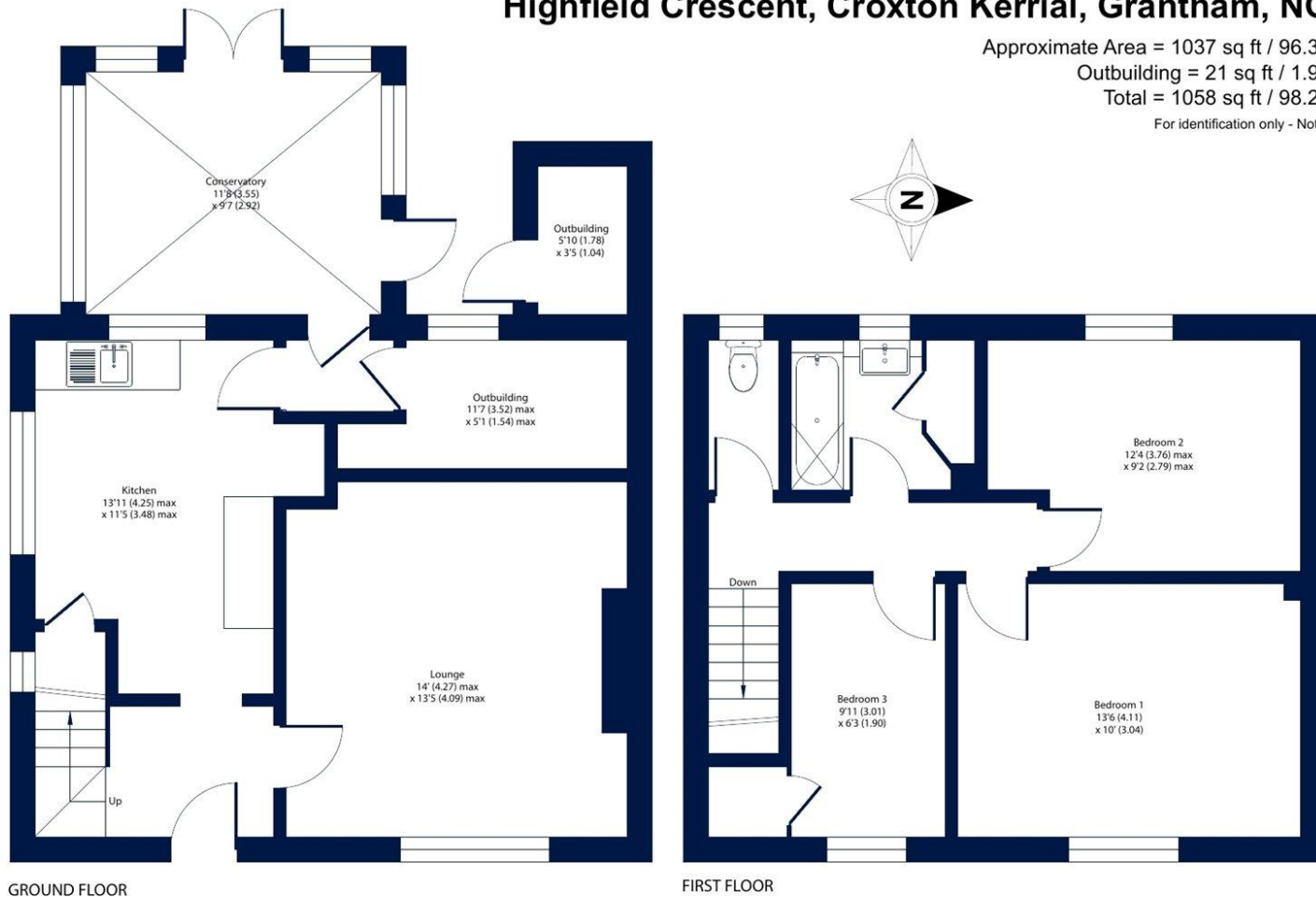
Croxton Kerrial is a popular and well-regarded village, offering a blend of rural charm and accessibility, with nearby Grantham providing a wider range of amenities, schooling, and transport links, including direct rail connections to London. The surrounding countryside and strong community feel add to its appeal, supporting both owner occupier demand and long term rental prospects.





Highfield Crescent, Croxton Kerrial, Grantham, NG32

Approximate Area = 1037 sq ft / 96.3 sq m
 Outbuilding = 21 sq ft / 1.9 sq m
 Total = 1058 sq ft / 98.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2026. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions. Produced for First For Auctions. REF: 1450213



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