



Connells

Queen Eleanor Avenue
Grantham

Queen Eleanor Avenue Grantham NG31 8PT

for sale offers in excess of
£325,000



Property Description

Connells are delighted to bring to the market this stunning three bedroom property situated in a sort after area of Grantham. This property offers a very well presented family home and has been maintained to a very high standard. Situated in a cul-de-sac location this property is not to be missed. With a very well presented open plan kitchen diner with built in appliances this property is one of the best on the market at the moment. Internally this property offers you Lounge, Kitchen/Diner, Utility, Downstairs W.C, Family Bathroom and Three very good size bedrooms and en-suite to the master room. Externally the property offers a very well presented private garden leading onto a sizeable garage and driveway.



Ground Floor

Entrance Hall

Lounge

10' 1" x 9' 4" (3.07m x 2.84m)

Window to the front, Carpet, Fire place and one radiator

Downstairs W.C

Utility

Kitchen/Diner

18' 7" x 17' 3" (5.66m x 5.26m)

Vinyl floor, Patio doors leading to the rear garden, Centre island, Built in appliances Fridge freezer, Washing machine, Dishwasher, Skylight windows

First Floor

Bedroom One

14' x 9' 8" (4.27m x 2.95m)

Window to the front, Carpet, Radiator

En Suite

Shower, Sink, W.C, Window to the side

Bedroom Two

10' 11" x 10' 1" (3.33m x 3.07m)

Carpet, Window to the rear, Radiator

Bedroom Three

7' 11" x 7' 3" (2.41m x 2.21m)

Radiator, Carpet, Window to the rear

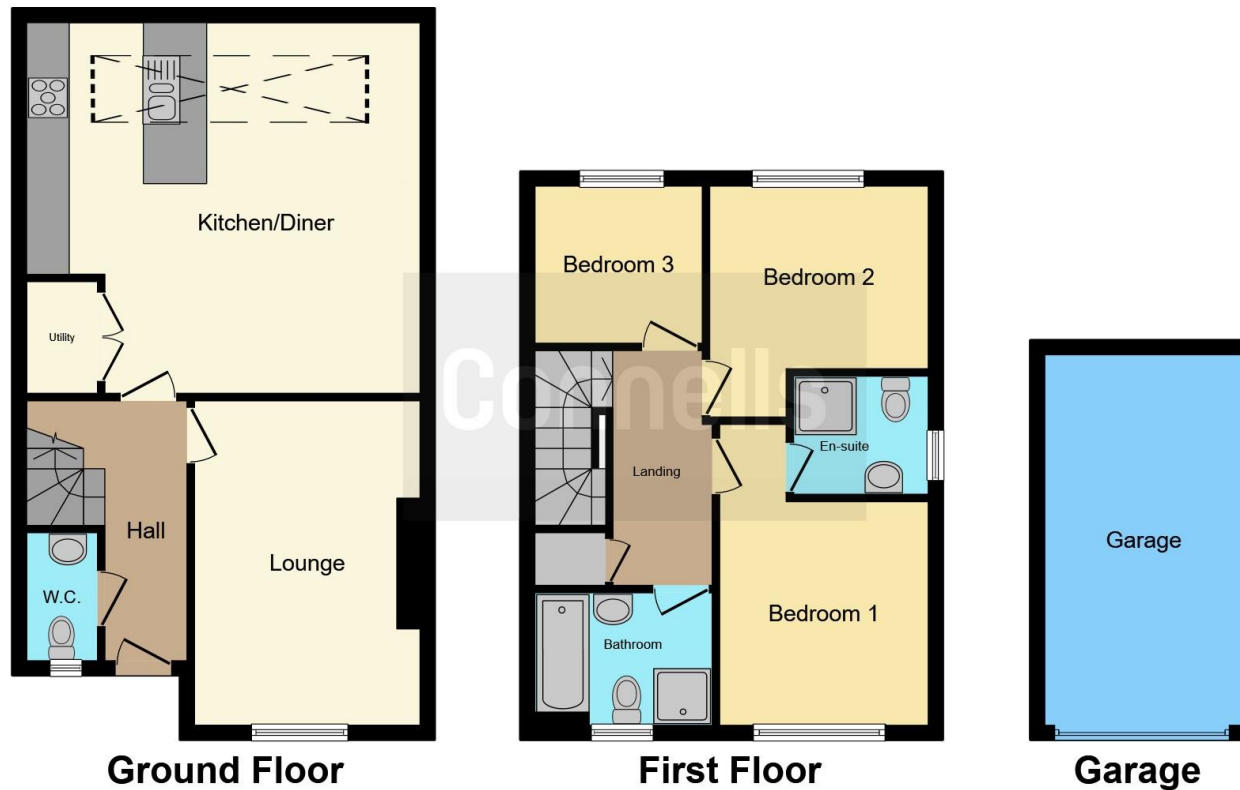
Bathroom

Window to the front, Bath, Shower, Sink, W.C









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308835



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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