



Connells

Hill Avenue
Grantham



Property Description

Situated in a highly sought after area of Grantham is this semi-detached property. Offering generous space throughout along with front and rear gardens, this property has the potential to be your perfect family home. Within a short walking distance are local schools, Grantham College and playparks, along with easy to Grantham Town Centre.

On entering the property you are greeted by the entrance porch before walking through to the hallway. The hallway houses the stairs to the first floor along the convenient downstairs cloakroom and entrances to the lounge, dining room and kitchen. The lounge is to the front of the property and is flooded with natural light due to the large bay window to the front. It's the perfect room for those cosy nights. The separate dining room is a great place to host those family get together's and benefits from the conservatory adjoining and allowing access to the rear garden, which not only allows the property extra space but brings the outdoors in. The galley style kitchen is to the rear of the property and gives access to the rear garden through the lean to which can be used as extra storage.

To the first floor of the property are the three bedrooms, two of which are good size double rooms with the third bedroom being an ample single bedroom. The shower room is to the rear of the property and has the benefit of the WC placed separately.

Land development opportunity to rear of the garden planning permission required

Ground Floor

Lounge

14' 9" x 12' (4.50m x 3.66m)

Dining Room

12' 3" x 11' 10" (3.73m x 3.61m)

Kitchen

17' 6" x 6' 8" (5.33m x 2.03m)

Conservatory

10' 1" x 7' 10" (3.07m x 2.39m)

Downstairs Wc

3' 8" x 2' 9" (1.12m x 0.84m)

First Floor

Bedroom One

12' 4" x 11' 10" (3.76m x 3.61m)

Bedroom Two

12' 2" x 11' (3.71m x 3.35m)

Bedroom Three

8' 4" x 7' 3" (2.54m x 2.21m)

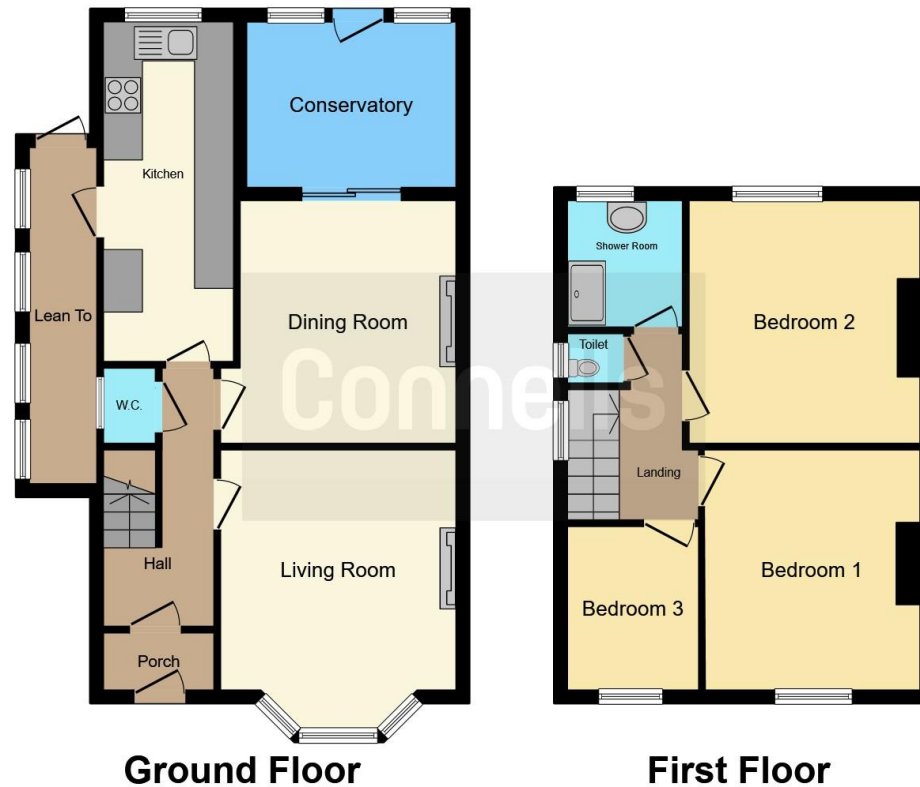
Shower Room

6' 5" x 5' 7" (1.96m x 1.70m)









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

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308691



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM308691 - 0007