



Connells

Fourth Avenue
Grantham

Fourth Avenue
Grantham NG31 9TS

for sale offers in excess of
£280,000



Property Description

Connells are delighted to bring to the market this spacious three bedroom semi-detached home with an annexe.

This property benefits from a entrance porch, lounge, kitchen/ diner, conservatory, annexe with one bedroom, kitchen/ lounge/ diner and a bathroom ideal for independent living. First floor offers three good sized bedrooms and a shower room. To the rear of the garden you have an enclosed garden with a patio area. No onwards chain!

Early viewings are highly recommended for this property.



Ground Floor

Entrance Porch

14' 6" x 12' (4.42m x 3.66m)

Window to the front, with doors leading to the lounge.

Lounge

14' 6" x 12' 1" (4.42m x 3.68m)

Leading through to the kitchen, with stairs leading to the first floor.

Kitchen/ Diner

14' 6" x 12' (4.42m x 3.66m)

With windows to the rear, laminate flooring, radiator, doors leading to the conservatory and entrance to the annex.

Conservatory

9' x 8' 6" (2.74m x 2.59m)

With doors leading to the rear garden, windows to the side and rear and dwarf walls.

Annexe

Kitchen / Lounge/ Diner

17' 7" x 11' 3" (5.36m x 3.43m)

With a window to the front, door leading to the side of the property, doors leading through to the bathroom and bedroom four.

Bathroom

7' 7" x 6' 3" (2.31m x 1.91m)

With a window to the side. three piece bathroom suite.

Bedroom Four

11' 3" x 10' 2" (3.43m x 3.10m)

With patio doors leading to the rear garden.

First Floor

Landing

With doors leading to three bedrooms and a shower room.

Bedroom One

14' 7" x 9' 7" (4.45m x 2.92m)

With a window to the front.

Bedroom Two

9' 10" x 8' 8" (3.00m x 2.64m)

With a window to the rear.

Bedroom Three

9' 10" x 5' 11" (3.00m x 1.80m)

With a window to the rear.

Shower Room

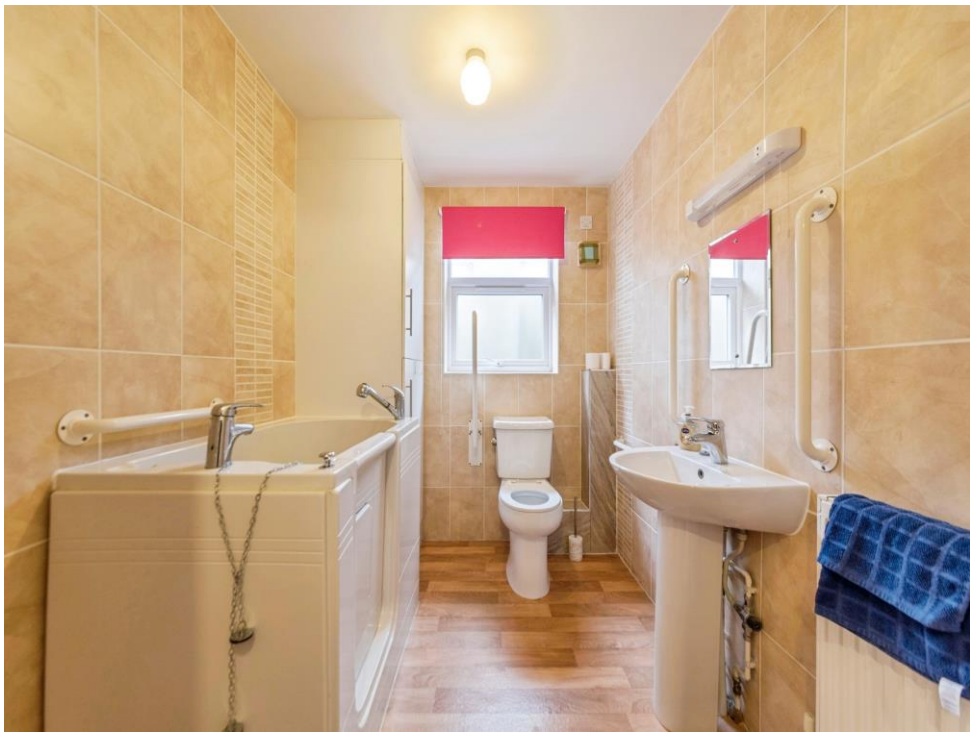
7' 1" x 5' 7" (2.16m x 1.70m)

With a window to the side, w.c, hand wash basin and a separate shower cubicle.

Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'









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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308841



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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