



Connells

Second Avenue
Grantham



Property Description

Connells are delighted to bring to the market this beautifully presented three bedroom semi-detached home in a popular location of Grantham.

This family home comprises of entrance porch, lounge, kitchen / diner. To the first floor you will find three good size bedrooms and the family bathroom.

To the front of the property there is a lawn area, hedging, mature trees and shrubs, access to the rear garden through the side gate. To the rear of the property there is an enclosed rear garden, lawn area, patio area, gravel area, mature trees and shrubs.

Early viewings are advised. This property is not to be missed.

Ground Floor

Entrance Porch

With uPVC double glazed window to the front, door leading to lounge.

Lounge

17' 3" x 13' 7" (5.26m x 4.14m)

With uPVC double glazed bay window to the front, door leading to kitchen / diner, stairs leading to the first floor, laminate flooring, radiator, feature fire place.

Kitchen / Diner

17' 2" x 10' 6" (5.23m x 3.20m)

With uPVC double glazed window to the rear, door leading to rear garden, sliding doors leading to the conservatory, range of base and eye level units, integrated oven, electric job with extractor fan above, space and plumbing for washing machine and dishwasher, space for free standing appliances.

Conservatory

With French doors leading to the rear garden, dwarf brick walls, uPVC double glazed windows.

First Floor

Landing

With uPVC double glazed window to side, doors leading to three bedrooms, bathroom and the airing cupboard. Loft access.

Bedroom One

14' 6" x 8' 5" (4.42m x 2.57m)

With uPVC double glazed window to the front, radiator, wood effect flooring.

Bedroom Two

10' 11" x 9' 3" (3.33m x 2.82m)

With uPVC double glazed window to the rear, carpet, radiator.

Bedroom Three

8' 10" x 8' 7" (2.69m x 2.62m)

With uPVC double glazed window to rear,
carpet, radiator.

Bathroom

With uPVC double glazed window to the rear,
bath with shower above, low level w.c, wash
hand basin.

Outside









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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309094



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: GRM309094 - 0003