



**Connells**

Denton Avenue  
Grantham



## Property Description

Connells are delighted to bring to the market this well present two bedroom bungalow with a driveway and garage in a sought after location of Grantham.

This property comprises of Lounge, kitchen, dining room, inner hallway, two good size bedrooms and a shower room.

To the front of the property there is a carport, driveway leading to a single garage. To the rear of the property there is a patio area, lawn area and a gravel area and a garden shed.

Viewing is highly recommended to fully appreciate this bungalow.

Grantham, is a market town, only miles away and offers shops, restaurants, cafes, and broader facilities. Excellent transport links 2 miles from the A1, and Grantham railway station provides direct trains to London and northern destinations.

## Ground Floor

### Lounge

16' 3" x 12' 11" ( 4.95m x 3.94m )

With uPVC double glazed french doors leading to the front of the garden, carpet, radiator, gas fire, door leading to inner hall.

### Dining Room

8' 11" x 8' 2" ( 2.72m x 2.49m )

With uPVC double glazed window to the side, laminate flooring, radiator, doors leading to the inner hall and the kitchen.

### Kitchen

16' 4" x 8' 10" ( 4.98m x 2.69m )

With uPVC double glazed window to the side, radiator, uPVC double glazed obscured door leading to the front of the property, range of eye and base level units, stainless steel sink and drainer, space and plumbing for a washing machine, space for free standing appliances.

### Inner Hall

With doors leading to the lounge, shower room, dining room and two good size bedrooms.

### Bedroom One

13' 1" x 10' 9" ( 3.99m x 3.28m )

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

### Bedroom Two

10' 5" x 8' 11" ( 3.17m x 2.72m )

With uPVC double glazed window to the rear, carpet, radiator, fitted wardrobes, uPVC half double glazed door to the rear.

### Shower Room

9' 8" x 5' 6" ( 2.95m x 1.68m )

With uPVC double glazed window to the side, wet room area with shower, heated towel rail, low level w.c, wash hand basin.

## Outside

## Garage

17' x 8' 4" ( 5.18m x 2.54m )

With up and over door, lighting, power, uPVC double glazed window to the rear.

## Agents Note

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain 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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309075](http://connells.co.uk/Property/GRM309075)**



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