



**Connells**

Pembroke Avenue  
Grantham



### Property Description

Connells are delighted to bring to the market this well presented Four bedroom detached home with a driveway and garage in a sought after location is not to be missed.

Ground Floor, upon entering, you are welcomed into a central hallway providing access to all main living areas. To the front, there is a study/home office, ideal for remote working. A generously sized lounge filled with natural light and providing a relaxing family space with access to the garden. The contemporary kitchen/diner offers ample space for family meals and entertaining, complemented by a convenient ground floor WC.

First Floor, upstairs, the landing leads to four well-proportioned bedrooms. The master bedroom benefits from its own en-suite, while bedrooms two, three and four share access to a modern family bathroom.

External, the property benefits from a detached garage and driveway parking, along with a private enclosed rear garden, mainly laid to lawn with a patio area perfect for outdoor dining and family activities.

Viewings is highly recommended to fully appreciate this stunning home! Call Connells today for more details and to arrange your viewing.

## Ground Floor

### Entrance Hall

With doors leading the lounge, study, kitchen, downstairs w.c, storage cupboard, stairs leading to the first floor.

### Lounge

17' 1" x 10' 7" ( 5.21m x 3.23m )

With a window to the front, double French doors leading to the rear garden. radiator.

### Study

10' 9" x 7' 6" ( 3.28m x 2.29m )

With a window to the front, radiator.

### Kitchen / Diner

15' x 15' ( 4.57m x 4.57m )

With windows to the side and rear, range of base and eye level cupboards, stainless steel sink, gas hob with extractor fan above, integrated dishwasher, fridge freezer, washing machine, oven, double French doors leading to the rear garden.

### Downstairs W.C

With a wash hand basin, w.c.

## First Floor

### Landing

With a window to the rear, doors leading to FOUR good size bedrooms and the family bathroom.

### Bedroom One

13' 1" x 10' 1" ( 3.99m x 3.07m )

With a window to the rear and side, carpet, fitted wardrobes, access to the ensuite.

### En-Suite

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

### Bedroom Two

10' 4" x 9' ( 3.15m x 2.74m )

With a window to the front, carpet, fitted wardrobes.

### Bedroom Three

12' 6" x 8' 7" ( 3.81m x 2.62m )

With windows to the front and side, carpet, fitted wardrobes.

### Bedroom Four

7' 5" x 7' ( 2.26m x 2.13m )

With a window to the rear, carpet.

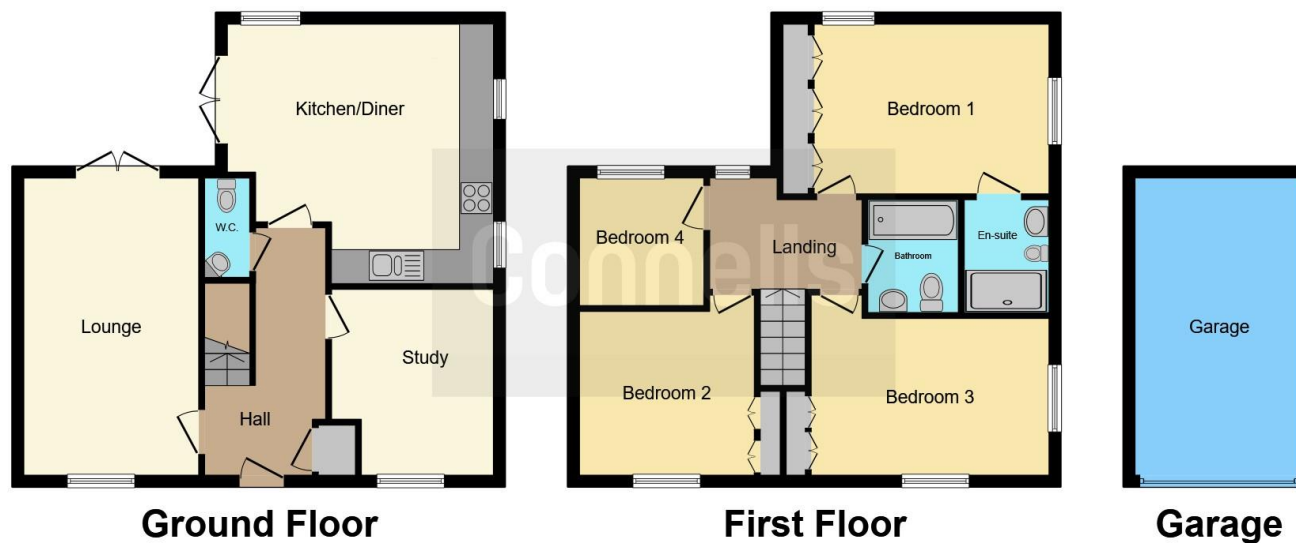
### Bathroom

Bath With shower above, wash hand basin with vanity cupboard, 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
 GRANTHAM NG31 6PR

EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309205](http://connells.co.uk/Property/GRM309205)**



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Property Ref: GRM309205 - 0002