



Connells

Sixth Avenue
GRANTHAM



Property Description

The market town of Grantham is a superbly located town set in the centre of a number of larger towns and cities.

Nottingham, Lincoln, Boston, Spalding, Peterborough, Stamford and Leicester are all approximately 30 miles away.

The mainline train station in the town centre takes you to London Kings Cross in 70 minutes.

Grantham itself is steeped in history with The Angel and Royal Inn mentioned in the Domesday book, the girls grammar school KGGs had Margaret Thatcher as their former head girl, whilst the boys grammar school had Sir Isaac Newton as a former pupil, Saint Wulfams church, the 6th highest spire in England is in the town centre and the Beehive public house having had a living beehive sign outside since 1830.

Town amenities include a sports complex, cinema, two golf clubs, town football club, ten pin bowling, tennis and table tennis clubs and squash club, to name but a few.

Grantham is a charming town with a lot to offer residents and visitors alike, with attractive parks and riverside walks, culture and heritage and an abundance of dining experiences.

In the outlying villages there are a number of historic buildings, such as Belton House, Belvoir Castle, Grimsthorpe Castle and Harlaxton Manor, as well as the birthplace of Isaac Newton at nearby Woolsthorpe.

Entrance

Entered from the side aspect, tiled flooring with a window to the front aspect.

Lounge

11' x 11' 11" (3.35m x 3.63m)

Spacious room with a window to the front aspect, wall mounted double radiator.

Kitchen/diner

Beautiful open plan kitchen/diner which has conservatory style roofing with a window to the rear aspect and tiled flooring.

Utility Room

3' 3" x 4' (0.99m x 1.22m)

With a radiator and plumbing for a washing machine with wall mounted cupboards and work surfaces.

Bedroom One

10' 5" x 16' 7" (3.17m x 5.05m)

Window to the front and side aspect, with built in wardrobes and cupboards bed and a wall mounted radiator.

En - Suite

Consisting of shower cubicle, WC, wash hand basin, vanity unit, extractor fan and a wall mounted radiator.

Bedroom Two

11' 1" x 10' 8" (3.38m x 3.25m)

With a window to the rear aspect and with laminate flooring

Bedroom Three

11' 11" max x 11' 1" (3.63m max x 3.38m)

With a window to the front aspect, wall mounted radiator, TV point and laminate flooring.

Bedroom 4

8' 7" x 7' 8" (2.62m x 2.34m)

With a double glazed window to the front aspect and a wall mounted radiator.

Family Bathroom

Bath with electric power shower over, WC and a wash hand basin. Part tiled with lino flooring

Front

Driveway with off road parking, pathway leading to front door, mainly laid to lawn.

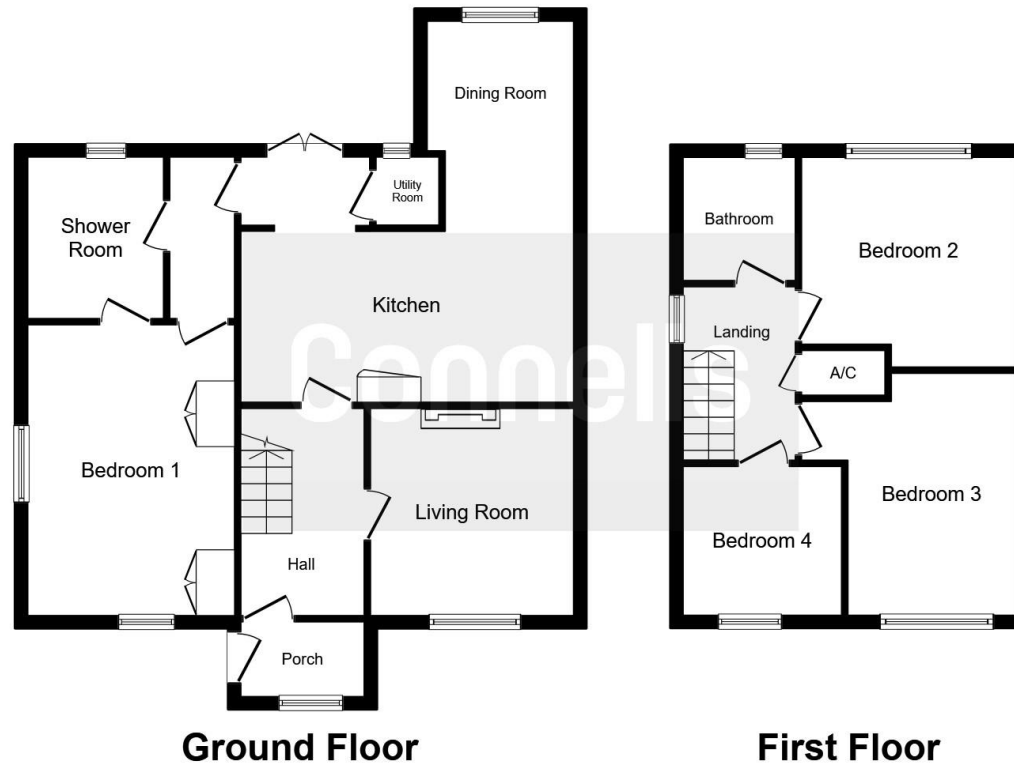
Rear

Large back garden, Patio and a grassed area with decking, perfect for entertaining surrounded by hedges and fencing.









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).
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EPC Rating: D

Tenure: Freehold

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