



Denton Avenue, Grantham NG31 7JQ

welcome to

Denton Avenue, Grantham

GUIDE PRICE £280,000 - £300,000 Substantial detached family home with four/ five reception rooms, breakfast kitchen and cloakroom, four bedrooms and family bathroom. Externally boasting two driveways and access to the garage to provide ample parking and beautifully landscaped gardens.



Entrance

Steps leading to the uPVC main entrance door, into the hallway having staircase rising to the first floor landing and door leading through to the cloakroom.

Cloakroom

6' 6" x 2' 11" (1.98m x 0.89m)

Comprising of pedestal wash hand basin and low level WC. Radiator, obscure window to the front aspect and tiled splash backs to the wall.

Lounge

20' 1" x 11' 1" (6.12m x 3.38m)

Decorative Pinewood cladding to the wall, feature fireplace with mantel and hearth and beams to the ceiling. uPVC windows to the rear aspect and radiator. Arch way leading through to the dining room.

Dining Room

9' 10" x 9' 7" (3.00m x 2.92m)

uPVC sliding patio doors opening to the conservatory, radiator and arch way leading through to the kitchen.

Conservatory

15' x 9' 9" (4.57m x 2.97m)

Having ceramic tiled floor and uPVC door opening to the rear garden.

Breakfast Kitchen

15' 10" x 8' (4.83m x 2.44m)

Boasting a range of modern wall and base units with granite worktops over and breakfast bar with space for seating. Inset stainless steel sink unit with drainer, mixer tap and complementary granite splashbacks to the walls. Built in double oven and microwave grill, ceramic hob with extractor hood above. Plumbing for automatic washing machine and integrated dishwasher. Space for American fridge and freezer with water supply. uPVC window to the front aspect, laminate flooring and plinth radiator. Door way leading through to the art room.

Office/ Art Room

6' 4" x 5' 8" (1.93m x 1.73m)

With fitted shelving, door and uPVC window to the side aspect and radiator.

Study/ Family Room

8' 1" x 5' 7" (2.46m x 1.70m)

uPVC window to the rear aspect, radiator and fitted shelving and drawers.

First Floor Landing

Having hatch access to the loft, door to the airing cupboard housing the hot water cylinder and radiator. uPVC window to the front aspect.

Master Bedroom

11' 8" x 9' 10" (3.56m x 3.00m)

This double bedroom as a uPVC window to the rear aspect and radiator. Four door mirror fitted wardrobes to one wall with hanging rails, shelving and drawers.

Bedroom Two

9' 10" x 9' 7" (3.00m x 2.92m)

This double bedroom has a uPVC window to the rear aspect, radiator, fitted wardrobes to one wall.

Bedroom Three

9' 10" x 9' 7" (3.00m x 2.92m)

This double bedroom has a uPVC window to the rear aspect, radiator and fitted bed space with cupboard beneath.

Bedroom Four

9' 9" max x 6' 1" max (2.97m max x 1.85m max)

This bedroom has a uPVC window to the front aspect, radiator and fitted wardrobe with mirrored door.

Family Bathroom

8' x 6' 8" (2.44m x 2.03m)

Fully tiled bathroom with four piece suite comprising of spa bath, shower cubicle, vanity wash hand basin and low level WC. Ceramic tiled floor, obscure window to the front aspect and extractor fan.

External Description

Approaching the property, there are two driveways providing ample off road parking. There is a lawned garden with mature trees to include silver birch and cordyline trees and well maintained borders. Access to the garage.

There is an integral storage area with central heating boiler and utility meters.

The enclosed rear garden has a laid decking area and patio for outdoor furniture. Decorative wildlife pond and ornamental waterfall feature. Steps leading to the lawned garden with mature trees, fencing and hedging. To include a shed, greenhouse and summerhouse.

Garage

Having up and over door, power and lighting. Rear courtesy door leading to the garden.

Agents Notes:

Council tax band - C

Please note, this property has 12 leasehold solar panels with no charges applicable, expiring 2034 in which they will become the property of the homeowner.



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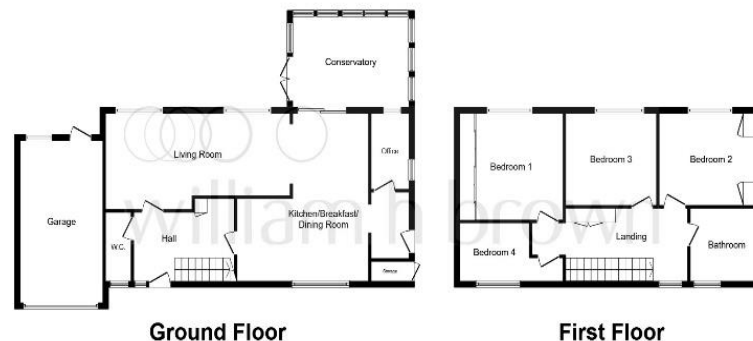
Denton Avenue, Grantham

- Guide Price £280,000 - £300,000
- Well-Appointed Four Bedroom Detached Family Home
- Lounge, Dining Room and Conservatory
- Generous Size Breakfast Kitchen
- Additional Office and Family Room
- Family Bathroom and Cloakroom
- Garage and Two Driveways
- Landscaped Gardens

Tenure: Freehold EPC Rating: D

guide price

£280,000 - £300,000



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). Plan produced for William H Brown. Powered by www.localagent.com



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