



**Ventnor Avenue, Grantham NG31 7EA**





**welcome to**

**Ventnor Avenue, Grantham**

\*GUIDE PRICE £190,000 - £205,000\* - Great property in a great location for the town centre or train station. This semi-detached family house offers three bedrooms, gardens to the front and rear, off road parking and a garage. Viewing is highly recommended.



### **Entrance Hall**

Entering the property to the side through a part glazed door into the entrance hall, having wood effect flooring, a radiator, staircase leading to the first floor landing and doors leading through to the kitchen and shower room.

### **Lounge**

17' 5" x 10' 2" ( 5.31m x 3.10m )

With two windows to the front aspect, laminate flooring, coving, projector and downlighters to the ceiling and open through to the kitchen.

### **Kitchen/diner**

12' 9" x 9' 2" ( 3.89m x 2.79m )

With a window to the rear aspect, having units to both floor and eye level with worktops over, stainless sink with mixer tap, fitted oven, and hob. Plumbing for a washing machine and space for undercounter fridge, downlighters and coving to the ceiling and a full length radiator.

### **Family Shower Room**

7' 9" x 5' 5" ( 2.36m x 1.65m )

With a window to the side aspect, shower cubicle with double rain shower, vanity sink unit, low level WC, fully tiled with extractor fan, spotlights to the ceiling and a radiator.

### **First Floor Landing**

With a window to the side aspect, hatch access to the loft, dark grey carpet, airing cupboard and doors leading to the bedrooms.

### **Bedroom One**

12' 4" x 9' 8" ( 3.76m x 2.95m )

With a window to the front aspect, coving to the ceiling and a radiator.

### **Bedroom Two**

11' 6" x 10' 2" ( 3.51m x 3.10m )

With a window to the rear aspect, carpet, coving to the ceiling and a radiator.

### **Bedroom Three**

9' 4" x 7' 7" ( 2.84m x 2.31m )

With a window to the rear aspect, carpet, coving to the ceiling and a radiator.

### **General Description Outside**

Approaching the property to the front there is a lawned area to the side with driveway for off road parking, with gated access to the rear.

The rear garden is mainly laid to lawn with a large summerhouse, single garage with power and lighting and enclosed by fencing.



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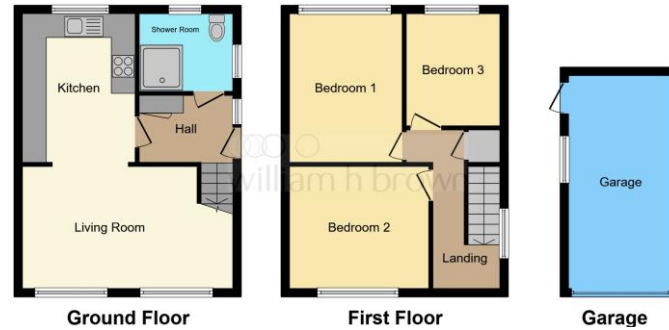
## Ventnor Avenue, Grantham

- Semi-Detached House
- Downstairs Shower Room
- Three Bedrooms
- Garage and Off Road Parking
- Excellent Location

Tenure: Freehold EPC Rating: C

guide price

**£190,000 - £200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST111828 - 0010

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