



Queen Eleanor Avenue, Grantham NG31 8PT



welcome to

Queen Eleanor Avenue, Grantham

GUIDE PRICE £300,000 - £325,000 - Immaculately presented, three bedroom detached house in a sought after location. Offering spacious accommodation including a stunning kitchen/diner and also featuring a garage with side-by-side driveway, generous size rear garden with planting. Viewing essential !



Entrance Hall

Hallway with wooden effect vinyl flooring, doors leading to the lounge, dining kitchen, WC/cloakroom and staircase leading up to the first floor landing.

Downstairs Cloakroom

With a window to the front aspect, wooden effect vinyl flooring, low level WC, pedestal sink with mirror above, decorative tiled splashbacks, and a radiator.

Lounge

14' 8" x 10' 3" max (4.47m x 3.12m max)

With a bayfronted window and fitted shutters, there is a feature fireplace to the centre with tiled half and wooden plinth over media wall for television, built-in storage cupboard, cream carpets and a radiator.

Kitchen Diner

11' 8" x 17' (3.56m x 5.18m)

This beautiful kitchen diner features a range of cashmere gloss units to both the floor and eyelevel with granite effect worktops over with herringbone tiled splashbacks. There is vinyl flooring, spotlights to the ceiling and below the units, three sky lights windows with recently fitted electric blinds, patio doors leading to rear garden, and a radiator. The kitchen also benefits from integrated appliances including a composite white sink with mixer tap (newly fitted), an AEG double oven with an AEG 5 ring gas hob, fridge and freezer, and a dishwasher. There are also double doors into a utility cupboard.

Utility Cupboard

This separate utility cupboard provides space and plumbing for a washing machine/tumble dryer, worktops and shelving.

First Floor Landing

With a window to rear aspect, and featuring a radiator, cream carpets, storage cupboard over the stairs and hatch access to the loft.

Master Bedroom

11' 9" Excl the entrance x 9' 3" (3.58m Excl the entrance x 2.82m)

Master bedroom faces the front aspect with sage decorative panelling to the walls, fitted wardrobes, cream carpets, a radiator and door leading into the en-suite shower room.

En-Suite Shower Room

6' 5" x 5' 6" max (1.96m x 1.68m max)

With a window facing the rear aspect with spotlights to the ceiling, a shower cubicle with marble effect tiled splashbacks and mains shower, vanity sink unit with mirror above, low level WC, chrome heated towel rail and wooden effect vinyl flooring.

Bedroom Two

10' 5" x 9' 9" (3.17m x 2.97m)

With a window facing the front aspect, cream carpets and a radiator.

Bedroom Three

8' 3" x 9' 9" (2.51m x 2.97m)

With a window facing the rear aspect, decorative pink panelling to the walls, cream carpets and a radiator.

Family Bathroom

With a window facing the front aspect and having a bath with mains shower over, full height two tone decorative tiling to the bath with inset shelving and downlighting. Also featuring wooden effect vinyl flooring, chrome heated towel rail, low level WC and vanity sink unit with mirror above.

General Description Outside

Approaching the property to the front there is a driveway with parking for two vehicles giving access to the garage. Offering a lawn enclosed by low-level hedging and flowerbeds with gated access via the side of the property to the rear garden.

The immaculately kept rear garden, features an extended sandstone patio perfect for outside dining, lawn with gravelled borders enclosed by fencing, a range of mature shrubbery and flowerbeds and a gravelled pathway leading to the shed and access to

the garage from both the front and rear.

The garage 9.1 x 18.9 (2.77m x 5.76m) is fully insulated with rubber flooring fully functional space with an up and over door, also housing the boiler which the vendor advises is serviced annually.



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welcome to

Queen Eleanor Avenue, Grantham

- Detached Family House
- Immaculately Presented Throughout
- Stunning Kitchen/diner with Velux Windows
- Three Double Bedrooms
- Garage & Driveway with Side-by-Side Parking

Tenure: Freehold EPC Rating: B

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112150 - 0004

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