



**Fifth Avenue, Grantham NG31 9TG**

**welcome to**

**Fifth Avenue, Grantham**

Great family home in a popular location with off road parking, and lovely rear garden perfect for entertaining. This semi-detached house offers a lounge, dining kitchen, three bedrooms and garden room to the rear. Boasting a modern kitchen and bathroom. Viewing is Essential .....



### **Entrance Porch**

Entering the property through a part glazed composite door into the entrance porch with a window to the front aspect giving lots of light and door leading into the lounge.

### **Lounge**

14' 2" x 12' ( 4.32m x 3.66m )

With a bow window the front aspect, staircase leading to the first floor landing, feature fireplace with log burning stove, marble hearth and wood plinth, wooden laminate flooring, a radiator and door leading into the dining kitchen.

### **Kitchen/Diner**

17' 4" x 8' 11" ( 5.28m x 2.72m )

Good sized dining kitchen with two windows to the rear aspect and door leading into the garden room having a range of wood effect units to both the floor and eye level with black worktops over, stainless sink with rinser and side drainer. The kitchen also benefits from tiled splashbacks, vinyl flooring, a breakfast bar, space for appliances and a radiator.

### **Garden Room**

16' 4" x 6' 7" ( 4.98m x 2.01m )

Running along the back of the house, this garden room has windows looking out to the rear garden, tiled flooring, plumbing for a washing machine and dishwasher, further cupboard space for storage, a radiator and door leading out to the rear garden.

### **First Floor Landing**

With a window to the side aspect, hatch access to the loft, cupboard housing the boiler and doors leading to the bedrooms and family bathroom.

### **Bedroom One**

10' 8" x 9' 4" ( 3.25m x 2.84m )

With a window to the rear aspect, built-in wardrobes and cupboards, carpet and a radiator.

### **Bedroom Two**

10' 2" x 9' 5" ( 3.10m x 2.87m )

With a window to the front aspect, fitted wardrobes with cupboards, carpet and a radiator.

### **Bedroom Three**

8' 8" x 7' 4" ( 2.64m x 2.24m )

With a window to the front aspect, fitted wardrobe with cupboards, carpet and a radiator.

### **Family Bathroom**

With a window to the rear aspect, P-shaped bath with electric shower over, vanity sink unit with storage, low level WC, fully tiled walls and floor, and a heated towel rail.

### **General Description Outside**

Approaching the property to the front there is a driveway for approximately two vehicles leading to an enclosed car port with up and over door and gravelled front with dwarf brick wall.

The rear garden is mainly laid to lawn with path, an area with decking, perfect for sitting or feature flower pots, paved base for a shed and tiering upto a sloping second lawned area, the garden is fully enclosed by fencing.

Solar Panels are fitted to the front roof of the house (which are leased for 25 years from 2011 with Ecovision). Terms of the lease will continue with new purchaser, please check with your Mortgage Lender this can be adhered to.

### **Agents Note:**

Please be advised that the roof space is filled with foam insulation. Please check with your Mortgage Lender. Any survey carried out please make sure installation has been carried out correctly.



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## Fifth Avenue, Grantham

- Semi-Detached House
- Well Presented Throughout
- Three Bedrooms
- Garden Room to the Rear
- Off Road Parking and Rear Garden

Tenure: Freehold EPC Rating: B

**£189,950**



Please note the marker reflects the postcode not the actual property

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