



**Kingston Avenue, Grantham NG31 7DS**

**welcome to**

**Kingston Avenue, Grantham**

\*GUIDE PRICE £140,000 - £150,000\* - IDEAL FOR FIRST TIME BUYERS OR LANDLORDS Two bedroom mid town house, with lounge and dining kitchen. Lovely garden to the rear, and off-road parking to the front. MUST BE VIEWED TO APPRECIATE THE GOOD CONDITION OF THIS HOUSE.



### **Entrance**

UPVC door leading into the inner hallway. with a staircase to the first floor, radiator and door leading through to the lounge.

### **Lounge**

10' 8" x 10' 8" ( 3.25m x 3.25m )

This homely well presented living area has a feature fireplace with a log burner. Window to the front aspect, paving to the ceiling and a radiator. Door leading through to the dining kitchen.

### **Dining Kitchen**

13' 4" x 11' 1" ( 4.06m x 3.38m )

This good size kitchen with the dining area is an extended room. Having a range of beach coloured units at both floor and eyelevel, decorative tiled splashbacks. Sink unit with a single drainer. Door leading through to a walk-in pantry.(which houses the consumer unit.). Plumbing for an automatic washing machine, space for a fridge freezer. Laminate flooring, radiator, window and UPVC glazed door leading to the rear garden.

### **First Floor Landing**

With the hatch accessed to the loft, there is a loft ladder and we are advised that the loft has been partly boarded.

### **Bedroom One**

14' 7" x 10' 8" ( 4.45m x 3.25m )

This good size double bedroom has two windows to the front aspect, radiator. New carpets and blinds to the windows.

### **Bedroom Two**

8' 5" x 9' 8" ( 2.57m x 2.95m )

A double bedroom with a window to the rear aspect. Radiator, new carpets and blinds to the windows.

### **Family Bathroom**

4' 9" x 8' 2" ( 1.45m x 2.49m )

Comprising of a bath with a Mira shower over, low-level WC and pedestal wash hand basin. Part tiling to the walls, radiator, laminate flooring and a window to the rear aspect.

### **General Description Outside**

To the front of the property, the frontage has been gravelled to provide off-road parking for one to 2 vehicles. There is a side passageway and gated access to the rear garden.

Nicely presented the rear garden has a lawn area with gravelled borders for easy maintenance. A decking area for outside dining. There is a shed which will be staying.

Feature paved patio area immediately beyond the property for further dining space. Water. Tap and electricity point.

The condition of this property is very good throughout and we would highly recommend a viewing as soon as possible.



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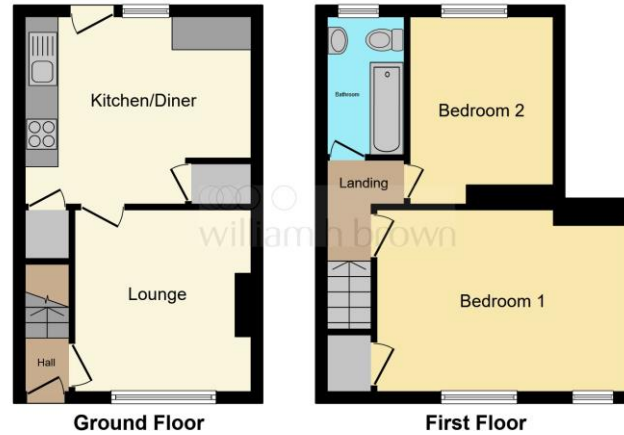
## Kingston Avenue, Grantham

- IDEAL FOR FIRST TIME BUYERS
- TWO BEDROOM HOUSE
- LOUNGE AND DINING KITCHEN
- LOVELY REAR GARDEN
- PARKING TO THE FRONT

Tenure: Freehold EPC Rating: C

guide price

**£140,000 - £150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112403 - 0007

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