



**Queen Eleanor Avenue, Grantham NG31 8PT**



**welcome to**

**Queen Eleanor Avenue, Grantham**

Beautiful three storey townhouse on the outskirts of town, 'move in ready', with no chain. Perfect family home offers openplan living accommodation with bedrooms over two floors, bathroom and en-suite. Off road parking and enclosed rear garden

Annual Service Chg for Green Areas approximately - £60



### **Entrance Hall**

Entering through a part glazed door, featuring Amtico flooring, a radiator, staircase leading to the first floor landing and doors leading off to the openplan living kitchen/diner, and cloakroom.

### **Downstairs Cloakroom**

With a window to the front aspect, Amtico flooring, wash hand basin, low level WC and a radiator.

### **Openplan Living/Kitchen Diner**

13' 1" x 30' 8" ( 3.99m x 9.35m )

Lovely openplan living/kitchen diner with windows to the front, rear and side aspects, beige units at both floor and eye level with black handles and light grey worktops over, integrated fridge, freezer and dishwasher, gas hob with double oven and spotlights to the ceiling, this leads into the lounge area.

### **Lounge Area**

With spotlights to the ceiling, two roof skylights, cupboard for storage under the stairs, two radiators and patio doors leading out to the rear garden,

### **First Floor Landing**

With a window to the front aspect, two radiators, carpeted, doors leading to the bedrooms, family bathroom and staircase leading to the second floor landing.

### **Bedroom Two**

13' 1" max x 9' 5" max ( 3.99m max x 2.87m max )

With a window to the rear aspect, fitted wardrobes, carpet and a radiator.

### **Bedroom Three**

9' 2" x 6' 2" max ( 2.79m x 1.88m max )

With a window to the front aspect, carpet and a radiator.

### **Family Bathroom**

6' 2" x 6' 2" ( 1.88m x 1.88m )

With a window to the side aspect, bath with mains shower over, floating sink unit, low level WC, partially tiled walls, tiled flooring, and heated towel rail.

### **Second Floor Landing**

Door leading to the master bedroom.

### **Master Bedroom**

13' 1" x 25' 9" max ( 3.99m x 7.85m max )

This irregular shaped room with sloping ceilings (restricted head height) four front facing skylights, carpet, hatch access to the loft, a radiator and door leading to the en-suite.

### **En-Suite**

6' 5" x 7' 2" ( 1.96m x 2.18m )

With a rear facing skylight, shower cubicle, vanity sink unit, low level WC, partially tiled walls, tiled flooring, and heated towel rail.

### **General Description Outside**

Approaching the property to the front with a driveway to the side (with a car charging point) and side gate access through to the rear garden.

The rear garden is mainly laid to lawn with a small patio area.

### **Agents Note:**

Annual Service Charge for Green Areas approximately - £60



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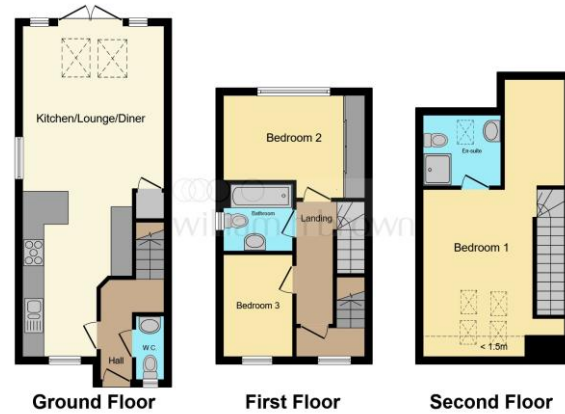
welcome to

## Queen Eleanor Avenue, Grantham

- Three Storey Town House
- Semi-Detached Family Home
- Openplan Living Accommodation
- Driveway and Enclosed Rear Garden
- Sought After Location

Tenure: Freehold EPC Rating: B

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112666 - 0002

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