



Second Avenue, Grantham NG31 9TP

welcome to

Second Avenue, Grantham

GUIDE PRICE £215,000 - £225,000 - Beautifully presented throughout, this perfect family home is located on the outskirts of town close to some local amenities and offers a lounge, modern kitchen diner, conservatory, three bedrooms and family bathroom. Gardens front and rear with a garage.



Entrance Hall

Entering the property through a part glazed door to the side aspect having a window to the front and carpet.

Lounge

17' 3" x 13' 7" (5.26m x 4.14m)

With a bow window to the front aspect, feature fireplace with surround, marble effect hearth and inset electric fire, wood effect laminate floor, radiator, staircase leading to the first floor landing and door to the kitchen diner.

Kitchen Diner

17' 2" x 10' 6" (5.23m x 3.20m)

With a window to the rear aspect, and having a range of cream units to both the floor and eye level with dark grey worktops over, white sink, drainer and mixer tap. Integrated electric oven, hob with extractor hood above. Space and plumbing for a slimline dishwasher and washing machine, space for appliances, partial tiling to the walls, tile effect flooring, patio doors leading into the conservatory and part glazed door leading out to the side aspect.

Conservatory

With a dwarf brick wall, and glazing to three sides, tile effect flooring, and French doors leading out to the rear garden.

First Floor Landing

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

Bedroom One

14' 6" x 8' 5" (4.42m x 2.57m)

With a window to the front aspect, wood effect flooring and radiator.

Bedroom Two

10' 11" x 9' 3" (3.33m x 2.82m)

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

Bedroom Three

8' 10" x 8' 7" (2.69m x 2.62m)

With a window to the front aspect, carpet, sloped ceiling from the staircase, and radiator.

Family Bathroom

With a window to the rear aspect and comprising of a bath with shower over, wash hand basin, low level WC, tiling to the walls and floor, and heated towel rail.

General Description Outside

Approaching the property to the front with a pathway to the front door, lawn, hedging with some mature shrubs and flowers. Gated side access to the rear.

The rear garden features a paved patio area, perfect for outside dining, lawns, gravel and enclosed by fencing.

Single garage - en block with an up and over door.



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Second Avenue, Grantham

- Semi-Detached House
- Beautifully Presented Throughout
- Conservatory
- Three Bedrooms
- Gardens Front and Rear with Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£215,000 - £225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113031 - 0003

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