



Shakespeare Avenue, Grantham NG31 9NE

welcome to

Shakespeare Avenue, Grantham

GUIDE PRICE £185,000 - £195,000 - Great potential after some modernisation and decoration, this could be the perfect family home for you. Selling with 'No Chain' this semi-detached house benefits from a lounge/diner, kitchen, three bedrooms and bathroom. Gardens front & rear with off-road parking.



Entrance Hall

Entering the property at the front through a part-glazed door with glazed side panel into the entrance hall, with a window and door to the side aspect, staircase to the first floor landing,

Utility Area

With a part glazed door the side aspect, storage cupboard and door through to the kitchen.

Lounge

11' 4" max x 19' 8" (3.45m max x 5.99m)

With a bow window to the front aspect, wood tile effect flooring, two radiators, wall lights, french doors leading out to the rear garden and door leading into the kitchen.

Kitchen

11' 1" x 9' 8" (3.38m x 2.95m)

With a window to the rear aspect, and having a range of wood effect units to both the floor and eye level with dark worktops over, stainless steel sink, drainer, mixer tap. Space and plumbing for appliances, extractor hood, wall mounted boiler, and tile effect flooring.

First Floor Landing

Having a storage cupboard and doors leading into the bedrooms and family bathroom.

Bedroom One

11' 5" max x 10' 4" max (3.48m max x 3.15m max)

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

Bedroom Two

8' 6" max x 9' max (2.59m max x 2.74m max)

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

Bedroom Three

10' 2" x 5' 5" (3.10m x 1.65m)

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

Family Bathroom

5' 5" x 10' 2" (1.65m x 3.10m)

With two windows to the rear aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, fully tiled walls, tile effect flooring and radiator.

General Description Outside

Approaching the property to the front with fencing, gated access to the driveway, gravel frontage with some mature shrubs, carport and gated access through to the rear.

The rear garden features a paved patio area perfect for outside dining and entertaining, mainly laid to lawn with shrub and flower borders, feature pond with waterfall, shed, greenhouse and enclosed by fencing.



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Shakespeare Avenue, Grantham

- Semi-Detached House
- 'No Chain'
- Needs Modernisation/Decoration
- Three Bedrooms
- Gardens, Driveway & Carport

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£185,000 - £195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112778 - 0006

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