



Denton Avenue, GRANTHAM NG31 7JG

welcome to

Denton Avenue, GRANTHAM

GUIDE PRICE £275,000 - £285,000 - EXTENDED detached bungalow, sitting on a CORNER PLOT on the outskirts of Grantham. Beautifully presented with spacious accommodation including modern kitchen and utility, three bedrooms, family bathroom and off road parking. Call us for a viewing on 01476 566363.



Entrance Hall

Entering the property at the front into the long entrance hall with tiling to the floor, spotlights to the ceiling, a radiator and doors leading into the breakfast kitchen, shower room and bedrooms.

Breakfast Kitchen

14' 1" x 9' 10" (4.29m x 3.00m)

Lovely modern style kitchen with a window to the side aspect, and having a range of grey units to both the floor and eyelevel with white worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Integrated oven, hob with extractor hood above. Boasting a breakfast bar, tiled flooring, spotlights to the ceiling, radiator, pantry for extra storage, door to the utility room and open through to the lounge.

Utility Room

5' 6" x 5' 6" (1.68m x 1.68m)

With tiles to the floor, space for a fridge freezer and washing machine.

Lounge

11' 9" x 15' 9" (3.58m x 4.80m)

The lounge is an extension of the property with a window to the rear aspect, carpet, radiator, spotlights to the ceiling, French doors leading out to the garden and single glazed door to the raised decking area.

Bedroom One

13' 8" x 10' (4.17m x 3.05m)

Double bedroom with a bay window to the front aspect, carpet, spotlights to the ceiling and radiator.

Bedroom Two

14' x 9' 10" (4.27m x 3.00m)

Double dual aspect room with windows to both the rear and side aspects, built-in wardrobes, carpet, spotlights to the ceiling, radiator and cupboard housing the boiler.

Bedroom Three

11' x 9' 9" (3.35m x 2.97m)

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

Family Bathroom

10' 6" x 6' 5" (3.20m x 1.96m)

With a window to the side aspect and comprising of a bath, shower enclosure with thermostatic controlled shower, vanity sink unit, low level WC , partial tiling to the walls, spotlights to the ceiling and heated towel rail.

General Description Outside

Sitting on a corner plot, open front with plenty of mature shrubs and hedging with pathway leading to the front door. Good size side garden with gravel and borders and vegetable plots.

The rear garden is beautifully maintained with a patio area perfect for outside dining and entertaining, shrubs, and trees with a lawn and a brick built shed. The garden is West facing enclosed by fencing and side gate leading to a double driveway.



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Denton Avenue, GRANTHAM

- Detached Bungalow
- Extended Lounge
- Modern Kitchen
- Three Bedrooms
- Corner Plot with Off-Road Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£275,000 - £285,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113368 - 0003

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