



Shakespeare Avenue, Grantham, NG31 9NE

welcome to

Shakespeare Avenue

GOOD SIZED PROPERTY

Three bedroom semi-detached family home boasting spacious living accommodation throughout and is positioned on a good sized plot. Close to schools and shops and on a bus route into the town centre.



Entrance Hall

9' 8" x 6' 3" (2.95m x 1.91m)

Part glazed door into the spacious hall with door into the understairs cupboard, staggered staircase to the first floor, window to the front aspect and doors leading into the lounge and kitchen.

Lounge

12' 3" x 11' 10" max (3.73m x 3.61m max)

The lounge features a fireplace with an inset gas fire, window to the rear aspect and a radiator below. This room also includes a tv and telephone point and has double doors into the dining room.

Dining Room

12' 4" x 8' 6" (3.76m x 2.59m)

Fitted with a window to the rear aspect, a radiator and door providing access into the kitchen.

Kitchen

9' 7" x 7' 8" extending to 11'2 plus recess (2.92m x 2.34m extending to 11'2 plus recess)

The kitchen is fitted with a range of units at both floor and eye level (the kitchen is in need of some modernisation) stainless steel sink unit with double drainer and taps. Gas point for cooker, radiator, window to the front aspect, door leading to the walk in pantry and a further door to the rear lobby.

Rear Lobby

Part glazed upvc door out to the rear garden, access into the utility room, a storage room and a downstairs wc.

Utility Room

6' 11" x 6' (2.11m x 1.83m)

The utility room is fitted with a window to the side aspect, an electric point with lighting and houses the valliant boiler.

Landing

The landing provides access to the three bedrooms, the family bathroom and a separate wc.

Bedroom One

12' 4" x 10' 10" max (3.76m x 3.30m max)

Bedroom one has a window to the rear aspect with radiator below, built in double wardrobe with cupboards above and a telephone point.

Bedroom Two

12' 4" x 9' 7" (3.76m x 2.92m)

The second bedroom has a window to the rear aspect with a radiator below.

Bedroom Three

9' 7" x 7' 10" max (2.92m x 2.39m max)

The third bedroom has a window to the front aspect and a radiator below.

Family Bathroom

The bathroom is fitted with a three piece suite comprising a bath with shower above and pedestal wash hand basin, also including part tiling to walls, a radiator and an obscured window to the front aspect,

Separate W.C

Fitted with a low level wc and an obscured window to the front aspect.

External Description

The front of the property is mainly gravelled and has been designed for easy maintenance, featuring a wooden decked area with flower borders, dwarf height conifer hedging with a path to the side of the property.

This beautiful landscaped rear garden is mainly laid to lawn with a gravelled area and features a private aspect with decorative trees and bushes, flower borders, garden shed and an outside water tap.

Rear Lobby

Part glazed upvc door out to the rear garden and provides access into the utility room, a storage room and a downstairs wc.

The utility room is fitted with a window to the side aspect, an electric point with lighting and houses the valiant boiler.



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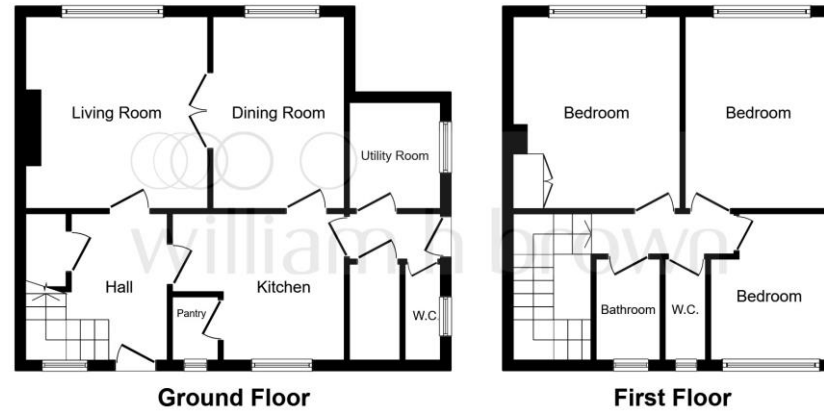
welcome to Shakespeare Avenue

- Semi-Detached Family Home
- Spacious Living Accommodation Throughout
- Lounge, Dining Room and Kitchen
- Three Bedrooms
- Front and Rear Gardens

Tenure: Freehold EPC Rating: D

guide price

£135,000 - £140,000



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Property Ref:
GST107310 - 0006

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