



**Denton Avenue, Grantham NG31 7JQ**



**welcome to**

**Denton Avenue, Grantham**

\*GUIDE PRICE £210,000 - £220,000\* - Ideal family home, with the potential to extend (subject to planning permission), a large rear garden perfect for entertaining, this three bedroom semi-detached house is on the outskirts of Grantham looking for its new owner. Viewing Essential ...



### **Entrance Hall**

Entering the property through a part glazed door into the entrance hall, having carpet to the flooring, a radiator, staircase to the first floor landing and doors leading to the lounge and dining room.

### **Lounge**

This dual aspect lounge benefits from a feature fireplace and back boiler, carpet, and coving to the ceiling.

### **Dining Room**

12' 1" x 11' ( 3.68m x 3.35m )

With a window facing the rear aspect, laminate flooring, a radiator, two built-in storage cupboards, coving to the ceiling and door leading into the kitchen.

### **Kitchen**

11' 9" x 8' 9" ( 3.58m x 2.67m )

With a window to the rear aspect, and having a range of wooden units to both floor and eyelevel with worktops over, sink with rinsers and side drainer, and tiled splashbacks. The kitchen also benefits from an oven, electric hob, coving to the ceiling, tiled flooring, a radiator and back door leading to the garden.

### **First Floor Landing**

With a hatch access to the loft, and doors leading to the bedrooms, storage cupboard and bathroom.

### **Bedroom One**

11' x 11' 7" max ( 3.35m x 3.53m max )

With a window facing the rear aspect with field views, a radiator, built-in wardrobe and carpet.

### **Bedroom Two**

11' 1" x 8' 7" ( 3.38m x 2.62m )

With a window facing the rear aspect, built-in wardrobes, a radiator and carpet.

### **Bedroom Three**

11' 1" x 6' 4" ( 3.38m x 1.93m )

With a window facing the front aspect, a radiator,

carpet, coving to the ceiling and built-in wardrobes and drawers.

### **Bathroom**

5' 5" x 6' 5" ( 1.65m x 1.96m )

With a window to the side aspect, the bathroom comprises of a four piece suite to include bath with separate shower cubicle, pedestal wash hand basin, low level WC, partially tiled walls and flooring, and a heated towel rail.

### **General Description Outside**

Approaching the property there is a driveway leading to the single garage, small gravelled area to the side and lawn with mature shrubs and flowers.

To the rear there are extensive raised lawns, flowerbeds, and mature shrubbery and pathway to the side, leading to the front of the property.

### **Agents Note :**

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



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welcome to

## Denton Avenue, Grantham

- Semi-Detached House
- Lounge and Separate Dining Room
- Three Bedrooms
- Bathroom with Four Piece Suite
- Large Rear Garden with views

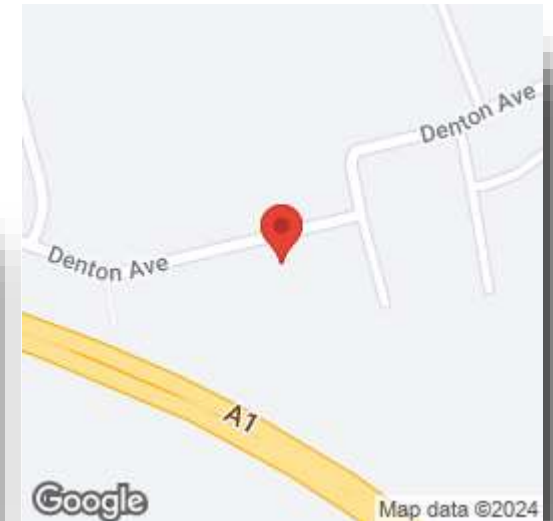
Tenure: Freehold EPC Rating: C

guide price

**£210,000 - £220,000**



The Planes & the Elevations are not intended to be used as a guide. Measurements, floor areas, drawings and illustrations are approximate. They should not be relied upon for any purpose and should form part of an agreement, by which it is made, for the purpose of the purchase of the property and the land on which it stands.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112019 - 0003

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