

Pigott & Hall

RESIDENTIAL FOR SALE BY PRIVATE TREATY

3/4 Bedroom End Town House
21 Dexter Avenue, Grantham, Lincolnshire, NG31 7EL



This modern end Town House is situated in a popular cul-de-sac location close to local shops, primary school and a short walk to the Town Centre. Built of brick with a tiled roof and solar panels, the accommodation over 3 floors comprises entrance hall, cloakroom, home office/bedroom 4, kitchen/diner, living room, 3 double bedrooms, master with en—suite, and family bathroom. The property further benefits SOLAR PANELS full gas central heating, upvc double glazed windows, single garage with off road parking, private rear garden, EPC rating of B and is sold with NO UPWARDS CHAIN.

PRICE: O/O £200,000

Residential and Commercial Sales, Property Management and Lettings

38 Westgate Grantham Lincolnshire NG31 6LY

Tel: 01476 592550 Fax: 01476 592386

www.pigottandhall.com Enquiries@pigottandhall.com

Partners: Timothy A. Hall MARLA MNAEA, Carole V. Pigott

VAT No. 890 6810 02

arla | propertymark

PROTECTED



naea | propertymark

PROTECTED

rightmove
find your happy

GRANTHAM: Is an increasingly popular Market town with a growing population of around 35,000 and shopping population estimated at between 70,000 and 80,000. There are excellent road and rail connections with the town being at the junction of the A1 and A52 trunk roads and within easy reach of major centres in the area including Nottingham, Leicester and Peterborough, all within 40 miles radius. London is approximately 65 minutes away by high-speed train from Grantham railway station.

A C C O M M O D A T I O N:

Approached from the road side along the drive and path to the double glazed composite wooden front door with canopy over and into the:

ENTRANCE HALL:

with inset door mat, radiator, thermostat, vinyl flooring fitted in 2022, stairs off to the first floor and doors to:

HOME OFFICE/BEDROOM 4: 3.03m (9'11'') x 2.97m (9'08'') max.

with radiator, UPVC double glazed window, carpet fitted in 2022, door to low understairs cupboard.



KITCHEN/DINER: 4.39m (14'04'') x 3.05m (10')

with vinyl tiled effect floor, UPVC double glazed sliding patio door, UPVC double glazed window, fitted kitchen with range of floor and wall units, built in electric oven and gas hob, one and a half sink and drainer, Logic boiler fitted in 2022 and tiled splash back.



CLOAKROOM

with close couple w.c., corner sink, vinyl flooring fitted in 2022, extractor fan and radiator

Stairs from the **ENTRANCE HALL** lead to the **FIRST FLOOR LANDING** with radiator and both with carpet fitted in 2022, door to **AIRING CUPBOARD** with Range Tribune hot water cylinder, and two further doors to:

LIVING ROOM:
4.39m (14'04") x 3.05m (10')

with 2 radiators and 2 UPVC double glazed windows.



BEDROOM 1:
4.39m (14'04") to back of wardrobes (3.78m (12'04")) to front of wardrobes) x 3.03m (9'11")

with radiator, 2 upvc double glazed windows, built in wardrobe and door to:



EN-SUITE:

with closed couple w.c., pedestal sink, shower cubicle with mains shower, radiator and extractor fan.



Stairs from the **FIRST FLOOR LANDING** lead to the **SECOND FLOOR LANDING** both with carpet fitted in 2022 and Landing with doors to:

BEDROOM 2:**4.39m (14'04") x 3.03m (9'11")**

with radiator, 2 UPVC double glazed windows and built in wardrobes

**BEDROOM 3:****4.39m (14'04") x 3.05m (10')**

with 2 radiators and 2 UPVC double glazed windows

**BATHROOM**

with white bathroom suite comprising bath, with shower from the taps over, close couple w.c. and pedestal sink, extractor fan and radiator.


**OUTSIDE:**

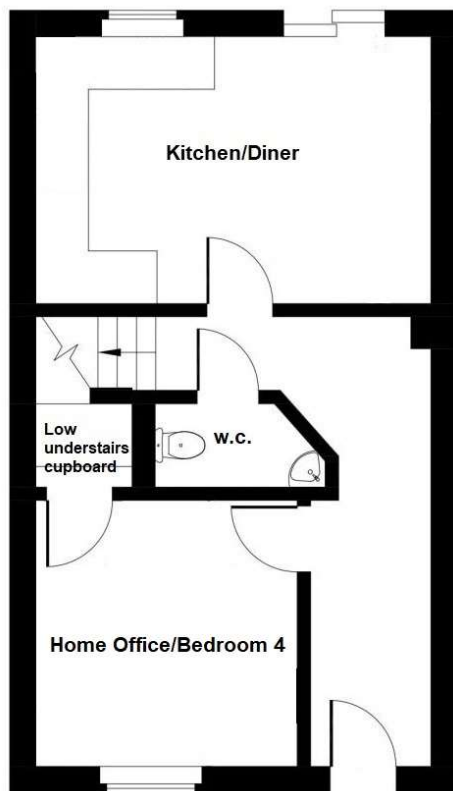
To the front is a drive, single garage with power and lighting in a brick built block of two garages, and a path leading to the front garden and front door. To the side is a gated path leading to the rear garden, mainly set to lawn with a patio area and two mature trees.

SOLAR PANELS

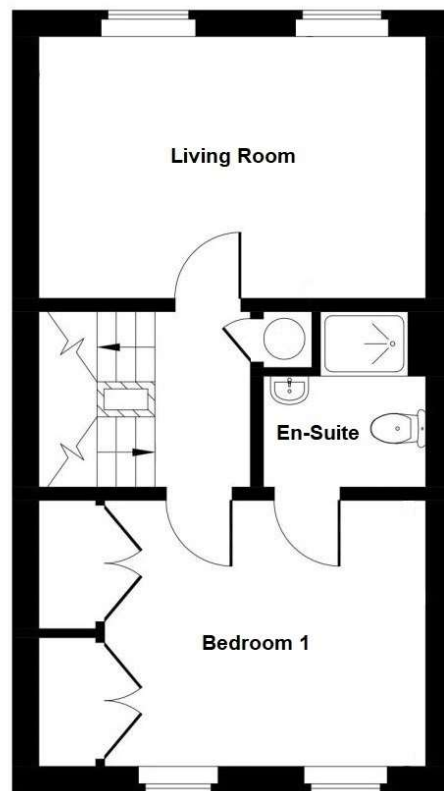
In addition to the panels providing free use of the electricity, these also earn payments from Scottish Power. The last payment to us was for £ 1,505 which covered the period 02:04:2023. to 06:12:2024. The panels were cleaned underneath in 2024 and the rear rainwater gutters, the panels and gutters have been pigeon proofed.

Energy Efficiency Rating

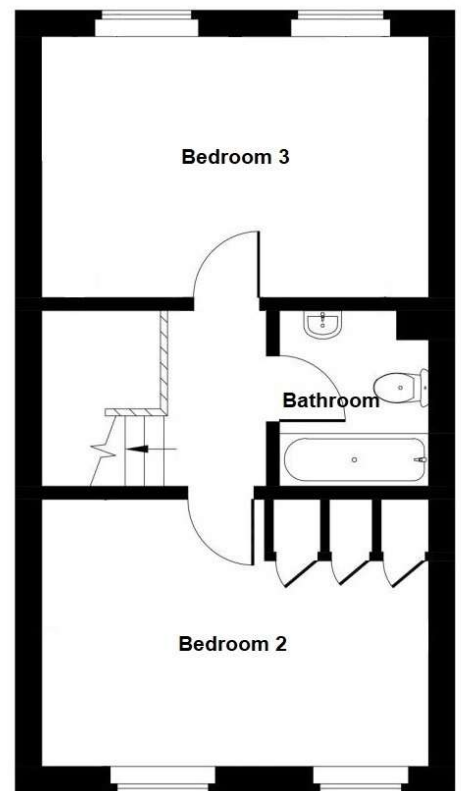
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



Ground Floor



First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



SERVICES: Mains gas, electric, water, drainage and sewer connected, The fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. where present central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers must make their own enquiries & testing. There may be reconnection charges for services.

COUNCIL TAX: From the VOA web site the property is classified as Band C.

EPC RATING: B84

BROADBAND: Suggested speeds available on the Ofcom Broadband checker in this area - <https://checker.ofcom.org.uk/> - indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

Broadband type Highest available download speed Highest available upload speed Availability

Standard	9 Mbps	0.9 Mbps	Good
Superfast	65 Mbps	20 Mbps	Good
Ultrafast	-	-	Not available

Networks in your area – **Openreach**

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area – **EE, THREE**

MOBILE: Obtained from the Ofcom Mobile checker - <https://checker.ofcom.org.uk/>

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages.

This table shows the mobile availability in your area.

Provider	Inside:		Outside:	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Limited	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

What the results mean

“Voice” denotes expected coverage for making phone calls, whereas “Data” denotes mobile internet service availability, inclusive of 3G services. 5G service seems likely for all networks except Three

If you are with a mobile communication provider which is not listed, it will use one of these networks via a wholesale arrangement. Examples include:

Lebara Mobile, Asda Mobile, Talk Mobile and VOXI use the **Vodafone** network.

Your Co-op, 1p Mobile, Utility Warehouse, Ecotalk, Plusnet and BT Mobile use the **EE** network.

iD Mobile and Smarty, Freedompop and Superdrug Mobile use the **Three** network.

Tesco Mobile, Giffgaff, Sky Mobile, Virgin Mobile and Lycamobile use the **O2** network.

FLOOD ZONE: This property is in flood zone 1. Land within flood zone 1 has a low probability of flooding from rivers and the sea. Further information for this property and the surrounding area can be found at <https://www.gov.uk/check-long-term-flood-risk> for the surrounding area.

MEASUREMENTS: Whilst every care has been taken in the preparation of these particulars, the purchasers are advised to satisfy themselves that the statements contained & measurements given, if any, are correct. All measurements are approximate & given to the nearest 0.076m. (3ins) and taken between internal walls.

PARKING: The property has a garage, driveway parking and there is some street parking available also

MONEY LAUNDERING: Money Laundering Regulations 2003: Intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

MISREPRESENTATION ACT: ‘Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.’

POSSESSION: Vacant possession of this **FREEHOLD** property can be given upon completion.

VIEWING: By arrangements with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY T. 01476 592550 www.pigottandhall.com