



51 Hill Avenue,
Grantham. NG31 9BG



£330,000

- Sought After Residential Location
- Established Family Home
- Large Lounge
- Kitchen / Dining Room
- Conservatory
- Three Double Bedrooms
- Two Shower Rooms
- Large Rear Garden
- Ample Off-road Parking
- Freehold - Energy Rating D



PERFECT LOCATION for access to the King's School and Kesteven and Grantham Girls' Grammar School. A rarely available mature semi detached house that occupies a generous plot of approximately a **QUARTER ACRE**. Extended and well proportioned accommodation comprises an entrance hall, utility/shower room, kitchen with dining room off, large sitting room, conservatory, **THREE DOUBLE BEDROOMS** and a family bathroom. There is also a good size landing which lends itself to conversion to an office or even a possible 4th bedroom. There is ample off road parking, a garage and to the rear there is an extensive garden that must be seen to be appreciated. The house also benefits from uPVC double glazing and gas central heating. Ideally situated for nearby walks through Wyndham Park and beside the River Witham.

ACCOMMODATION

ENTRANCE HALL

1.90m x 5.00m (6'2" x 16'5")

Having storm porch canopy over the entrance door, stairs rising to the first floor landing, under stairs storage and radiator.

SHOWER ROOM / UTILITY

2.07m x 2.57m (6'10" x 8'5")

With uPVC obscure double glazed window to the side aspect, shower cubicle with mains shower within, pedestal wash basin, close coupled WC and bidet, wall mounted gas fired boiler, fully tiled walls, tiled floor and space and plumbing for washing machine.





DINING ROOM

3.60m x 3.90m (11'10" x 12'10")

With uPVC double glazed leaded window to the front aspect, inset cast iron fireplace with matching surround and tiled inserts, radiator. An attractive stone arch leads through to the kitchen.

KITCHEN

3.40m x 3.40m (11'2" x 11'2")

With wooden glazed window to the rear aspect, door to the garden, a good range of base level cupboards and drawers with matching eye level units, work surfacing with inset one and a half bowl stainless steel sink and drainer, inset gas hob with extractor over, waist height electric double oven.

LOUNGE

3.90m x 5.90m (12'10" x 19'5")

With uPVC double glazed leaded window to the front aspect, sliding patio doors to the conservatory, Minster stone style surround and hearth with inset coal effect gas fire, radiator.

CONSERVATORY

2.90m x 2.70m (9'6" x 8'11")

A wooden glazed conservatory with French doors to the garden.

FIRST FLOOR LANDING

With uPVC double glazed leaded window to the front aspect and loft hatch access. This area would make an ideal reading/office space.

BEDROOM 1

3.40m x 5.90m (11'2" x 19'5")

With uPVC double glazed leaded window to the front and rear aspect, countertop sink with vanity storage beneath, radiator.

BEDROOM 2

3.40m x 3.60m (11'2" x 11'10")

With uPVC double glazed leaded window to the rear aspect, cupboard housing hot water cylinder, radiator.

BEDROOM 3

2.90m x 3.90m (9'6" x 12'10")

With uPVC double glazed leaded window to the front aspect, radiator, fitted wardrobes and vanity sink unit.

SHOWER ROOM

1.80m x 2.20m (5'11" x 7'2")

With uPVC obscure double glazed window to the side aspect, corner shower cubicle with electric shower within, wash basin with cupboard and drawer storage incorporating concealed cistern WC with vanity space over and matching eye level cupboards with central mirror, fully tiled walls, heated towel rail.

OUTSIDE

The property is approached by metal gates and has matching metal fencing to the front boundary. It is set well back from the road with extensive off-road parking, a lawned area and mature shrubs. Double metal gates lead through to the rear garden.

At the rear there is a large crazy paved patio and seating area and pathway leading to the bottom of the garden where there is a summer house, shed etc. Over the kitchen door area there is a large covered canopy making an ideal dry area for boot storage, wheelie bins etc. There is also outside lighting and cold water tap. The remainder of the garden is laid to lawn with many mature shrubs, trees and plants. The perfect garden for the green-fingered gardener.

ATTACHED GARAGE

With double timber doors at either end.

Note

Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

Mains water, gas, electricity and drainage are connected.





COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. At the Manthorpe Road traffic lights turn right on to Belton Lane then the first right turn in to Hill Avenue. The property is on the left-hand side virtually opposite the turning for Turnor Crescent.

GRANTHAM

There are local amenities on New Beacon Road, with newsagents, fish and chip shop, pharmacy etc., and Harrowby Lane offering Costcutter and Tesco Express, doctors surgery etc and a local bus service to town runs along Hill Avenue and Sandon Road. Wyndham Park Nursery School is also close by as well as Little Gonerby Church of England Infant School and also Wyndham Park.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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