



36 Hill Avenue,  
Grantham. NG31 9BD



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**Guide Price £210,000 to £220,000**

- Semi-Detached
- Close To Local Amenities
- Spacious Front & Rear Garden
- Ideal Investment / First Time Buyer
- Three Bedrooms
- Lounge & Dining Room
- Conservatory
- Shower Room & Cloakroom
- Viewing Advised
- Freehold - Energy Rating D



This three bedroom semi-detached property is conveniently located close to Grantham town centre, as well as being within easy walking distance of Kesteven & Grantham Girls' School and local amenities. The accommodation briefly comprises an entrance porch and hall, lounge, dining room, conservatory, cloakroom, kitchen, three generous bedrooms, separate WC and a shower room. Outside there is a good sized rear garden, as well as a front garden with planning to drop the kerb and add off-road parking. An ideal FIRST HOME or INVESTMENT PURCHASE.

## ACCOMMODATION

### ENTRANCE PORCH

With uPVC obscure double glazed double entrance doors, meter cupboard.

### ENTRANCE HALL

Having single glazed door, radiator and stairs rising to the first floor.

### CLOAKROOM

With uPVC obscure double glazed window looking into the lean-to, wash basin and low level WC.

### LOUNGE

3.61m x 3.75m (11'10" x 12'4")

Having uPVC double glazed bay window to the front aspect, radiator, gas fire with marble style hearth and timber surround, wall lights.



## DINING ROOM

3.74m x 3.61m (12'4" x 11'10")

Having uPVC double glazed sliding patio doors to the garden room, radiator, gas fire with tiled hearth and backing and a timber surround.

## CONSERVATORY

2.56m x 3.08m (8'5" x 10'1")

With uPVC double glazed sliding door to the rear, polycarbonate roof, laminate flooring and power points.

## KITCHEN

2.05m x 5.26m (6'8" x 17'4")

Having two uPVC double glazed windows to the side aspect, uPVC double glazed window to the rear aspect, uPVC obscure double glazed door to the lean-to, base level cupboards and drawers with matching eye level units, inset stainless steel sink and drainer, integrated electric oven and grill, work surfacing with inset gas hob and extractor over, space and plumbing for washing machine, space for upright fridge freezer, wall mounted gas fired central heating boiler, radiator and tiled splashbacks.

## FIRST FLOOR LANDING

Having uPVC double glazed window to the side aspect and loft hatch access.

## BEDROOM 1

3.74m x 3.51m (12'4" x 11'6")

With uPVC double glazed window to the rear aspect and radiator.

## BEDROOM 2

3.73m x 3.37m (12'2" x 11'1")

With uPVC double glazed window to the front aspect and radiator.

## BEDROOM 3

2.57m x 2.1m (8'5" x 6'11")

With uPVC double glazed window to the front aspect and radiator.

## SEPARATE WC

With uPVC obscure double glazed window to the side aspect and low level WC.



## SHOWER ROOM

Having uPVC obscure double glazed window to the rear aspect, shower cubicle with electric shower within, pedestal wash basin, tiled splashbacks.

## OUTSIDE

Planning permission has been approved for a dropped kerb, providing access to create off-road parking. There are double metal gates and several mature shrubs. At the rear there is a lawn, apple tree, shed with power and a patio seating area.

## Note

An area of approximately 40ft x 25ft to the rear is not included in the sale. Further information available.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band C.

## DIRECTIONS

From High Street continue onto Watergate following the one way system turning right onto Broad Street and left onto Brook Street. Take the right turn at the Manthorpe Road traffic lights onto Belton Lane and the first right turn onto Hill Avenue itself. The property is on the right-hand side on the corner of Wyndham Close.

## GRANTHAM

The property is conveniently located within walking distance of Wyndham Park Nursery School and Wyndham Park itself, the Kesteven & Grantham Girls' School and is on a bus route to town.

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.

## 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

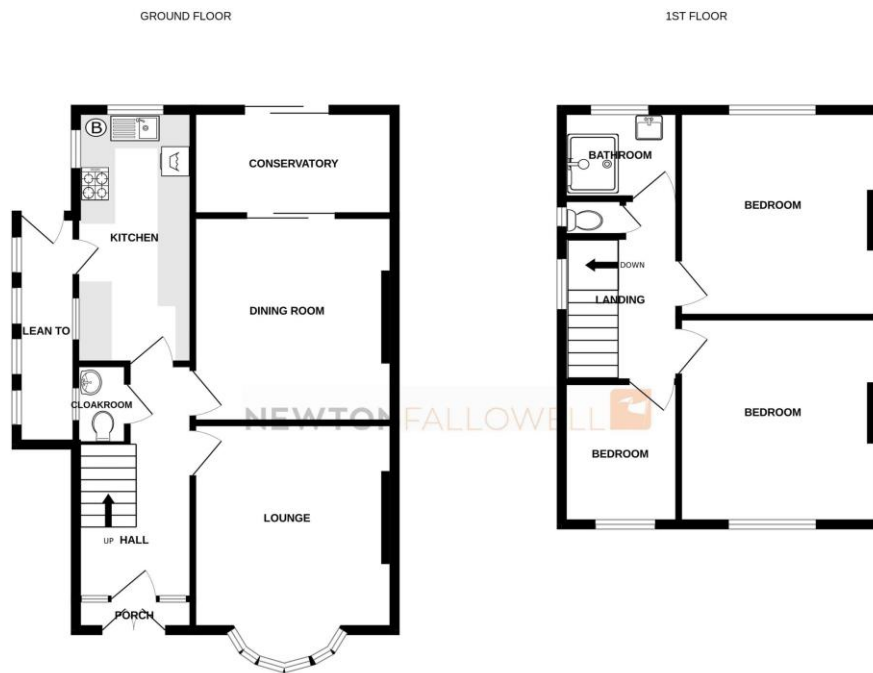
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Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We 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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