



19 Pembroke Avenue,  
Grantham. NG31 8XG



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**£280,000**

- Stylish Modern Home
- Hall and Ground Floor WC
- Study / Bedroom 4
- Kitchen / Dining Room
- First Floor Lounge
- Bedroom 1 With En Suite
- Two Second Floor Bedrooms
- Family Bathroom
- Garage & Drive with Podpoint
- Freehold – EPC Rating B



A stylish semi detached house built by Barratt Homes and benefiting from the remainder of their build warranty. The property is nicely situated on the edge of the favoured Poplar Farm development and is within easy walking distance of the local school. The flexible family accommodation is arranged over three floors and a hilltop position gives distant views from the upper floor. There is an entrance hall with cloakroom/WC off, a ground floor study/bedroom 4, and a kitchen/dining room with built in appliances. The first floor comprises a comfortable lounge and master bedroom with an en suite shower room whilst the second floor provides two further bedrooms and a family bathroom. Outside a driveway provides parking for two vehicles and a Podpoint car charge point as well as leading to a good sized GARAGE with a useful utility area. The rear garden is well fenced for privacy and provides a pleasant and secure west facing outdoor space. An EPC rating of B demonstrates this property is energy efficient and should attract only modest running costs.

## ACCOMMODATION

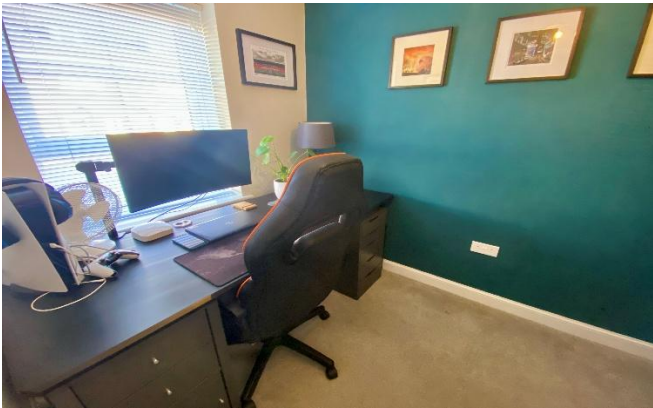
### ENTRANCE HALL

Having composite entrance door, staircase off to the first floor accommodation, radiator with cover, central heating control, built-in double cupboard containing Logic gas fired central heating boiler, shelving and electric consumer unit.









## CLOAKROOM/WC

0.85m x 1.61m (2'10" x 5'4")

Having low level WC., pedestal wash basin, radiator and half panel walls.

## STUDY/BEDROOM 4

1.87m x 2.75m (6'1" x 9'0")

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

## KITCHEN/DINING ROOM

3.9m x 6.05m (12'10" x 19'10")

A spacious open-plan kitchen diner in contemporary style overlooking the rear garden through uPVC double glazed French doors and attractively fitted with a range of base cupboards, peninsula unit, working surfaces and wall cupboards together with a range of fitted appliances comprising integrated oven and gas hob with stainless steel chimney style extractor over, washing machine, dishwasher and fridge freezer, inset stainless steel one and a half bowl sink and drainer, tiled splashbacks, radiator, downlighting and under stairs storage cupboard.

## FIRST FLOOR LANDING

Having stairs rising to the second floor and radiator with cover.

## FIRST FLOOR LOUNGE

3.6m x 3.9m (11'10" x 12'10")

A comfortable sitting room at first floor level with uPVC double glazed window to the front elevation and radiator.

## MASTER BEDROOM

3.02m x 3.9m (9'11" x 12'10")

Having uPVC double glazed window to the rear elevation with views, radiator.

## EN SUITE SHOWER ROOM

1.54m x 2.15m (5'1" x 7'1")

With uPVC obscure double glazed window to the side aspect and having shower cubicle, pedestal wash basin and low level WC., extractor fan, shaver point, radiator, tiling to wet areas.

## SECOND FLOOR LANDING

Having loft hatch access and radiator.

## BEDROOM 2

2.2m x 3.93m (7'2" x 12'11")

With uPVC double glazed dormer window to the front with rooftop views over the town towards Belmont Tower and having a useful built-in over stairs cupboard and radiator.

## BEDROOM 3

3.48m x 3.97m (11'5" x 13'0")

With a large Velux type tilting uPVC double glazed window to the rear offering open views, radiator and built-in airing cupboard containing copper cylinder.

## FAMILY BATHROOM

1.82m x 1.96m (6'0" x 6'5")

With uPVC obscure double glazed window to the side aspect, a white suite comprising panelled bath, pedestal wash basin and low level WC., tiling to wet areas, extractor fan and radiator.

## OUTSIDE

The property stands behind a landscaped and planted front garden and a tarmac driveway leads to the garage and provides ample off-road parking for two vehicles together with a Podpoint electric car charging facility. A side gate leads to the rear garden which is west facing and provides a secure outdoor space for Summer activities etc. There is a stone patio, garden tap, lawn, shrubs and close boarded fencing to the boundaries for privacy.

## GARAGE/UTILITY

2.81m x 5.4m (9'2" x 17'8")

Having up-and-over door, light and power connected and door to the side. There is also a useful utility area with fitted worksurface, space for tumble dryer and fridge freezer.

## SERVICES

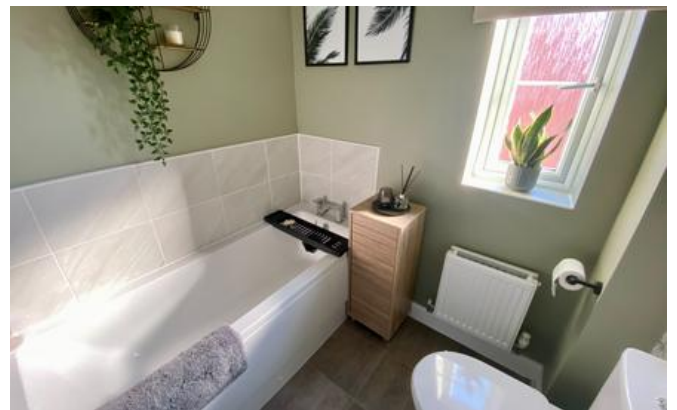
Mains gas, electricity, water and drainage. Gas fired central heating is installed.

## Note

There is a modest service charge of £59 payable at six monthly intervals to cover shared areas within the development.







## COUNCIL TAX

The property is in Council Tax Band C.

## DIRECTIONS

From High Street continue onto Watergate bearing left at the traffic lights and continuing over the roundabout adjacent to Asda onto Barrowby Road (A52). At the roundabout take the right turn onto Penning Way which continues onto Penrhyn Way, bear left onto Helmsley Road and follow the road turning right onto Pembroke Avenue. The property is on the left.

## GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops closeby on Barrowby Gate including a Tesco Express and the Poplar Farm Primary School is within an easy walk.

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: Kesteven and Grantham Girls School and the King's Grammar School.



## 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.

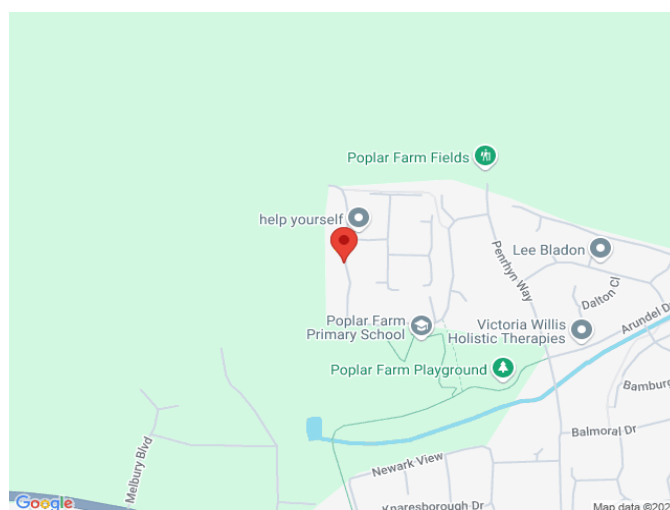
For more information please call in the office or telephone 01476 591900.



# 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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