



12 Westside Avenue,  
Grantham. NG31 7UB



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**£275,000**

- Fosters Detached House
- Edge of Town Position
- We3ll Presented Accommodation
- Utility/Cloakroom
- Through Lounge
- Open-plan Kitchen/Dining Room
- Three Bedrooms
- Garage and Workshop
- Large Private Garden & Summerhouse
- Freehold - EPC Rating D





Situated on the far south western edge of town and offering easy access to the A1, this Fosters built detached house offers comfortable and well presented accommodation together with a good sized secluded rear garden. There are also field views towards Barrowby giving a strong sense of open space and the nearby countryside. The accommodation comprises an entrance hall with enclosed porch, utility room/WC, lounge, a well fitted kitchen with a dining room in open plan, three bedrooms and a bathroom/WC. Gas fired central heating is installed and uPVC replacement double glazing with wide picture windows enhances the living space. Outside there is driveway parking, a garage, and the large secluded rear garden includes a substantial summerhouse/BBQ area. If you are looking for an established and comfortable home within easy reach of open countryside as well as the town's considerable facilities then a viewing of this much loved home is recommended.

## ACCOMMODATION

### ENTRANCE PORCH

0.79m x 3.58m (2'7" x 11'8")

An enclosed uPVC double glazed entrance porch with mosaic tiled floor, cloaks hanging space and inner glazed door to the entrance hall.

### ENTRANCE HALL

1.81m x 3.41m (5'11" x 11'2")

With staircase off to the first floor accommodation, radiator and coving.









## LOUNGE

3.56m x 5.64m (11'8" x 18'6")

A well proportioned living room with wide uPVC double glazed picture windows to both front and rear, two radiators, coving and a central fireplace containing a large wood burning stove with 2-way opening and fitted to serve both the lounge and dining room.

## KITCHEN

2.7m x 4.8m (8'11" x 15'8")

A nicely fitted kitchen being open-plan with the dining room, having a range of base cupboards, working surfaces and wall cupboards, work surfacing with inset sink bowl, vaulted ceiling, Leisure stainless steel range cooker with extractor hood over, laminate flooring, spotlights, space for American style fridge freezer, space and plumbing for dishwasher and uPVC double glazed window to the front elevation.

## DINING ROOM

3.41m x 3.8m (11'2" x 12'6")

Having uPVC double glazed French doors to the garden, a vertical radiator, laminate flooring and an open arch to the kitchen.

## UTILITY/CLOAKROOM

1.67m x 2.76m (5'6" x 9'1")

Containing a low level WC., wash basin, radiator, a vaulted ceiling, fitted worktop and tiled floor. There is also a uPVC double glazed window to the side and rear.

## FIRST FLOOR LANDING

With loft hatch access via drop down ladder, coving and built-in airing cupboard containing the gas fired boiler.

## BEDROOM 1

3.57m x 3.75m (11'8" x 12'4")

Having uPVC double glazed window to the rear aspect with extensive open views, fitted wardrobes, coving and radiator.

## BEDROOM 2

2.86m x 3.42m (9'5" x 11'2")

Having uPVC double glazed window to the rear aspect with extensive open views, fitted wardrobe and radiator.

### BEDROOM 3

2.02m x 3.55m (6'7" x 11'7")

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

### BATHROOM

2.43m x 2.78m (8'0" x 9'1")

With uPVC obscure double glazed window to the side aspect and re-fitted to comprise a panelled bath with Mira shower and screen over, pedestal wash basin and low level WC., chromed heated towel rail, tiled walls, tiled floor, extractor fan and spotlights.

### OUTSIDE

A concrete driveway provides off-road parking for two cars and leads to the garage. The front garden is laid to lawn with specimen shrubs and lawn. Gated side access leads to the rear garden, with garden tap. The rear garden is a particular feature, being of a good size and enjoying a high level of privacy. The gardens are generally laid to lawn and planned in a country style with a good range of plants and attractive to wildlife. There is also a wood store and a second secluded lawn with a patio dining area and a large timber SUMMERHOUSE with a covered barbecue area.

### GARAGE

2.64m x 5.97m (8'8" x 19'7")

A single garage with up-and-over door, light and power.

### SUMMERHOUSE

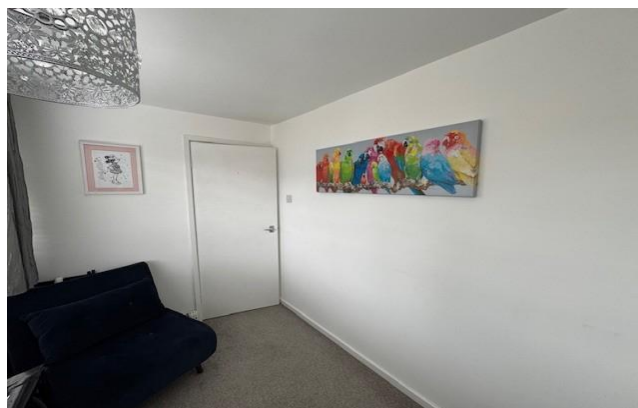
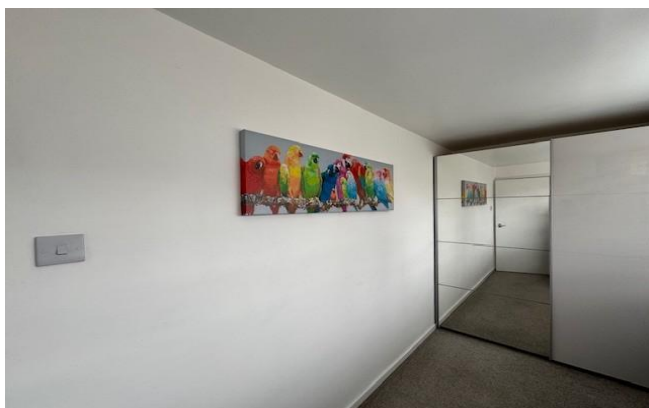
With power and lighting and an outdoor covered seating area.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band C.







## DIRECTIONS

Follow the signposts for Harlaxton Road (A607) and continue along in the direction of Melton Mowbray. As you reach the roundabout take the left turn as signposted The North A1, Newark. Follow the road taking the right turn onto Wyville Road and right onto Westside Avenue. The property is on the left.

## GRANTHAM

The property is situated on the outskirts of Grantham off the A607 road to Melton Mowbray, close to the link for the A1 North and The Farrier Brewers Fayre pub/restaurant on Harlaxton Road. From Wyville Road and Gorse Lane you can also access the B1174 to join the A1 South.

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. Walton Academy is the closest co-ed secondary school to the property.

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

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

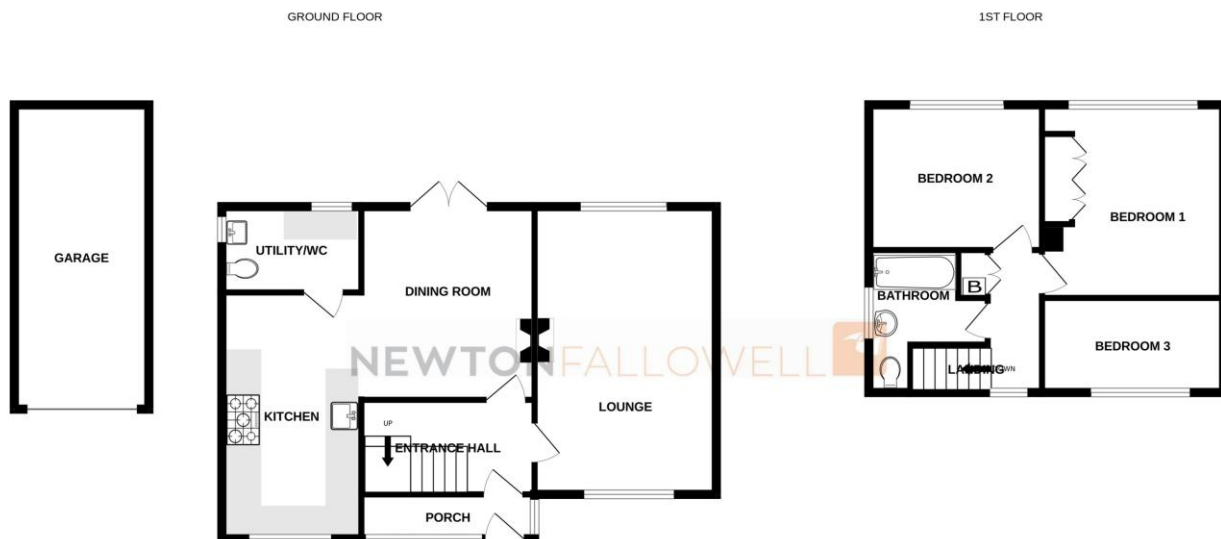
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For more information please call in the office or telephone 01476 591900

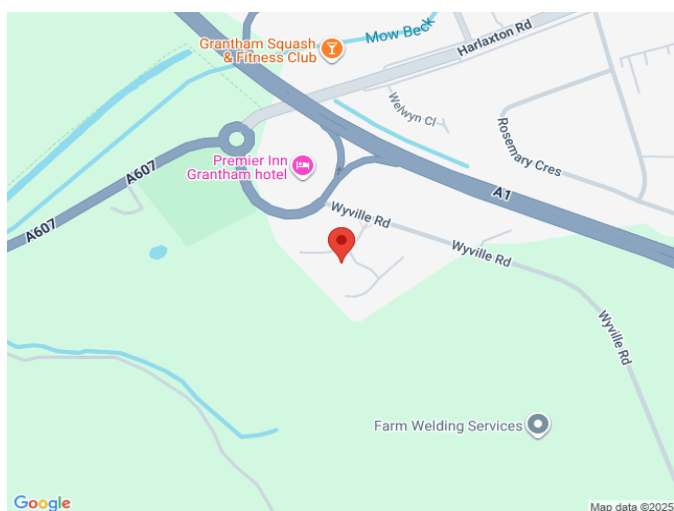




## Floorplan



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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