



Belvoir Avenue, Grantham



**Guide price £260,000 - £270,000**

- Four Double Bedrooms
- Semi-Detached Family Home
- Bay-Fronted Lounge
- Over 1420 SqFt of Accommodation
- Off-Road Parking
- Private Position In Favorable Area
- Freehold
- EPC rating D





**\*\*GUIDE PRICE £260,000 - £270,000\*\***

A well-appointed four bedroom semi-detached family home, boasting over 1420 Square Foot of accommodation, occupying a popular residential position conveniently located for local amenities and excellent access to the A1. Beautiful paddock views, currently occupied by 2 ponies, from the bay window in the front room!

The property offers generous and flexible accommodation arranged over three floors, combining period character with practical modern living. The ground floor comprises an inviting entrance hall with access to a useful cellar, a well-proportioned sitting room featuring a bay window, and an attractive dining room with feature fireplace. The kitchen is fitted with a range of cream-fronted units and flows seamlessly into a utility area, beyond which is a contemporary ground floor shower room.

To the first floor is a spacious principal bedroom suite, incorporating a dressing area and en-suite bathroom, together with a further double bedroom. The second floor provides two





additional double bedrooms, both enjoying good natural light and character features.

Externally, the property benefits from a low-maintenance front garden and block-paved driveway providing off-road parking, leading to a detached single garage. The rear garden is a particular highlight, laid mainly to lawn with patio seating areas, mature hedging, fruit trees and a timber shed, offering a private and established outdoor space ideal for family use.

Further benefits include uPVC double glazing and gas central heating throughout.

Viewing is highly recommended to appreciate the scale, versatility and location of this appealing family home.

## ACCOMMODATION

### ENTRANCE HALL

Entry to property via a part glazed uPVC entrance door to the side. Stairs to first floor, vinyl flooring, door to half cellar with light and power

### LOUNGE 3.69m x 3.51m (12'1" x 11'6")

Carpet flooring, two radiators and uPVC bay window to the front elevation.

### DINING ROOM 3.69m x 3.69m (12'1" x 12'1")

Laminate flooring, feature brick fireplace, radiator, fitted shelving to alcoves, TV point, uPVC double glazed window to the side elevation

### KITCHEN & UTILITY AREA 2.84m x 5.26m (9'4" x 17'4")

Two UPVC double glazed windows and door to the side aspect, a fitted kitchen with eye and base level units, work surfacing, inset sink and drainer, tiled splashbacks, space for slot-in electric cooker, two radiators. tiled flooring, space for upright fridge freezer, space for under-counter dryer, plumbing for a washing machine and dishwasher







### SHOWER ROOM 1.8m x 2.8m (5'11" x 9'2")

Tiled flooring, uPVC obscure double glazed window to the rear and side aspect, shower cubicle, wash basin, low level WC., and a radiator.

### FIRST FLOOR LANDING

Carpet flooring, uPVC double glazed window to side aspect, stairs to the second floor accommodation, and doors to bedroom one and two

### BEDROOM ONE 3.66m x 3.68m (12'0" x 12'1")

Carpet flooring, radiator, TV point, uPVC double glazed window to the side aspect

### DRESSING AREA 2.89m x 3.49m (9'6" x 11'6")

Carpet flooring, radiator, fitted wardrobe, uPVC double glazed window to the side aspect

### EN-SUITE 2.92m x 1.69m (9'7" x 5'6")

Three piece suite comprising of low level WC, radiator, wash hand basin, panelled bath with electric shower over, vinyl flooring, and uPVC double glazed windows to the side and rear aspect

### BEDROOM TWO 3.67m x 3.51m (12'0" x 11'6")

Carpet flooring, radiator, uPVC double glazed window to the front aspect

### SECOND FLOOR LANDING

Carpet flooring and access to bedrooms three and four

### BEDROOM THREE 4.55m x 3.77m (14'11" x 12'5")

Carpet flooring, Velux-style window, radiator, and door to large storage space in the eaves

### BEDROOM FOUR 3.14m x 3.52m (10'4" x 11'6")

Carpet flooring, feature fireplace surround, radiator, uPVC double glazed window to the front aspect





## EXTERIOR

The property is approached via a block-paved driveway, providing off-road parking to the front of the property and extending along the side to a concrete driveway. This leads to the main entrance and to a timber gate, which provides access to the rear garden. The garage is fitted with a metal up-and-over door, a uPVC double-glazed window. To the rear of the home is a private garden that is mostly laid to lawn

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band B.

## GRANTHAM

There is a local bus service to town and the Walton Academy is a short distance away. 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.

## DIRECTIONS

From High Street proceed south bearing right at the traffic lights on to Wharf Road (A52). Take the centre lane which leads under the railway bridge on to Harlaxton Road itself (A607). Keep continuing along Harlaxton Road passing Springfield Road. Turn left onto Belvoir Avenue, and the property is on your right hand side.



### AGENTS 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

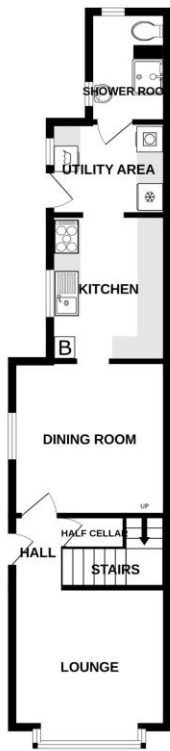
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will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

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 £300 if you use their services.

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



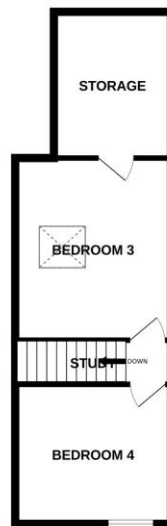
GROUND FLOOR



1ST FLOOR



2ND FLOOR







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