



**Connells**

Hill Avenue  
Grantham



## Property Description

Connells are excited to bring to the market this beautifully presented extended semi-detached house in a sought-after location close to local amenities and is a short distance to the town centre. Boasting Family Flexible Living, this family home comprising of a cloakroom, study, lounge, separate dining room, kitchen with utility, four bedrooms, two en-suites and family bathroom. There is a driveway for off-road parking, garage and gardens to the front and rear. The rear garden in particular is not to be missed. Viewings essential to appreciate what is on offer. With Wyndham Park, Queen Elizabeth Park with its riverside walk on your doorstep, a primary school and the prestigious KGGS and Kings School Grammar Schools this really is the ideal home. There is easy access to the A1 and A52 linking the larger towns and cities. Only a 10 minute walk to the town centre.

The market town of Grantham benefits from a good range of supermarkets, shops, sport facilities which include the Mere's Leisure Centre and the Tennis Club and recreational parks. A cinema, several primary and secondary schools and a busy train station on the main line London Kings Cross to Edinburgh, perfect for commuting. The National Trust Belton House, Belvoir Castle and Rutland Water are some local places of interest.

## Ground Floor

### Entrance Hall

With a double glazed window to the side, wood laminate flooring and a radiator.

### Downstairs W.C

With a double glazed window to the rear, tiled flooring, W.C, wash hand basin and a radiator.

### Study

With a double glazed window to the front, carpet and a radiator.

### Lounge

With a double glazed window to the front, carpet and two radiators.

### Dining Room

With a double glazed bay window / patio doors leading to the rear, carpet, radiator and a log/coal burner.

### Kitchen

With a double glazed window to the rear, double glazed patio doors leading to the rear garden, porcelain tiles to the floor, range of wall and base units with worktops and breakfast, electric oven, gas hob, integrated fridge freezer, built in cupboard and spotlights to the ceiling.

## Utility Room

With a double glazed window to the side, double glazed door to the side, tiled flooring, towel radiator, wall units with worktop and a sink.

## First Floor

### Landing

With doors to all four bedrooms and the bathroom. Loft access and carpet to the floor.

### Bedroom One

Double bedroom, double glazed window to the front, built in units, carpet and a radiator.

### En-Suite

With a double glazed window to the front, corner shower, two towel radiators, wash hand basin and a W.C.

### Bedroom Two

Double bedroom, a double glazed window to the front, carpet and a radiator.

### En-Suite

With a double glazed window to the front, shower, towel radiator, W.C and a wash hand basin.

### Bedroom Three

Double bedroom, double glazed window to the rear, built in corner wardrobe, carpet and a radiator.

### Bedroom Four

Double bedroom, double glazed window to the rear, fitted units, carpet and a radiator.

### Bathroom

With a double glazed window to the rear, wood laminate flooring, bath, W,C, wash hand basin and a towel radiator.

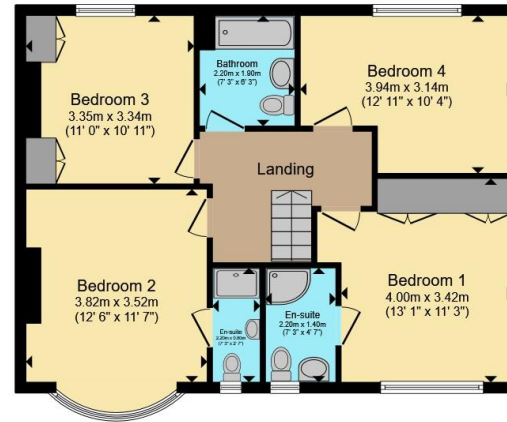




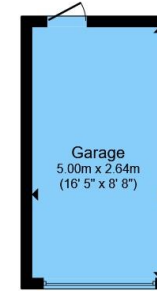




**Ground Floor**



**First Floor**



**Garage**

Total floor area 159.3 m<sup>2</sup> (1,715 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309557](http://connells.co.uk/Property/GRM309557)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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