



Queen Eleanor Avenue, Grantham NG31 8PT



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Queen Eleanor Avenue, Grantham

GUIDE PRICE £325,000 - £335,000 - LOOKING FOR THE PERFECT FAMILY HOME ? . . .

Modern four bedroom detached family house situated in a very popular location on the outskirts of Grantham. Accommodation across three floors, with garage, driveway and gardens.



Entrance

Front door leading into the hallway, with wood effect flooring, radiator, and staircase to the first floors.

Downstairs Cloakroom

With a low level wc, hand wash basin, decorative tiling, radiator and window to the front aspect.

Lounge

14' 9" x 10' 6" Not into Bay (4.50m x 3.20m Not into Bay)

With a walk in bay window to the front aspect, wood effect flooring, radiator to one wall.

Dining Kitchen

17' 8" x 13' 2" Min (5.38m x 4.01m Min)

Presented to a very high standard, having a range of blue coloured units with worktops over, built-in fridge freezer and dishwasher, gas hob extractor and electric oven. Stainless steel sink. With a window to the rear aspect, and also french doors leading into the garden from the dining area. The Kitchen also has a utility cupboard which houses the central heating boiler, also with worktops fitted, to include space for a washing machine, a tumble dryer and with double doors to the frontage.

First Floor Landing

Spacious landing area.

Bedroom Two

10' 9" x 9' (3.28m x 2.74m)

With a window to the front aspect, radiator and carpeted flooring.

Bedroom Three

10' 5" x 8' 11" (3.17m x 2.72m)

With window to the rear aspect, radiator and carpeted flooring.

Bedroom Four

8' 4" x 6' 4" (2.54m x 1.93m)

With a window to the front aspect, radiator and carpeted flooring.

Family Bathroom

8' 4" x 6' 7" (2.54m x 2.01m)

Family bathroom with a window to the front aspect, bath, shower cubicle, low level wc and wash hand basin, tiles to floor and walls with a heated towel rail.

Second Floor - Master Bedroom

17' 8" max x 11' 8" min (5.38m max x 3.56m min)

This master bedroom suite has three skylight windows, built in storage cupboard, carpet, radiator. Sloped ceilings (poss restricted head height).

Ensuite Shower Room

9' 10" x 4' 3" (3.00m x 1.30m)

Ensuite shower cubicle, with a low level wc, wash hand basin, heated towel rail, tiles to the walls and tiled flooring. Part sloped ceiling. (Poss restricted head height).

Description Externally

To the front of the property there is a lawned garden area, and a pathway leading to the front door. Driveway for two vehicles and providing access to the single garage.

Gated side access to the rear garden, which has a feature paved patio area ideal for outside dining, the garden is mainly laid to lawn and enclosed by fencing.

Detached single garage, with up and over door, power and lighting, and a personal door.

Agents Note:

Freehold property with Management Services Charges of approximately £89 per annum.



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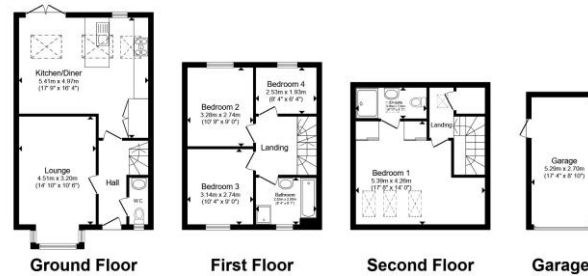
Queen Eleanor Avenue, Grantham

- MODERN FOUR BEDROOM FAMILY HOUSE
- SPACIOUS ACCOMMODATION ACROSS THREE FLOORS
- ENSUITE TO THE MASTER BEDROOM SUITE
- IN A VERY POPULAR LOCATION ON THE OUTSKIRTS OF TOWN
- EXCELLENT ACCESS TO THE A1 AND THE A52

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£325,000 - £335,000



Total floor area 127.6 m² (1,374 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 inspections. Powered by www.propertybox.co

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Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114218 - 0005

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