



Fifth Avenue, Grantham



- Three Bed Detached Bungalow
- Popular Residential Location
- Low-Maintenance Rear Garden
- Ample Parking
- Car Port + Garage
- Three Bedrooms
- Freehold
- EPC rating TBC



An attractive three-bedroom detached bungalow, enviably positioned within a sought-after residential setting!

The property offers well-proportioned and versatile accommodation, comprising an inviting entrance hall, a generous sitting room, a well-appointed kitchen, and an impressive conservatory extending across the full width of the property, enjoying pleasant views over the garden. There are three bedrooms, with the third offering flexibility for use as an additional reception room or study, and a contemporary shower room.

To the front, the property is approached via a driveway providing ample off-street parking, together with a car port and a garage featuring an electric door. The rear garden is particularly generous in size and thoughtfully designed for ease of maintenance, offering an ideal setting for outdoor entertaining and summer evenings. Further benefits include UPVC double glazing, fully serviced security alarm system, part-boarded loft with fitted ladder and lighting, and gas-fired central heating. Early viewing is highly recommended to appreciate the scope and setting of this appealing home!



GRANTHAM

There is a local bus service available, with a bus stops to town along Sunningdale and also a convenience store and fish and chip shop on Sunningdale. 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.

ENTRANCE HALL

LOUNGE

5.05m x 3.31m (16'7" x 10'11")

KITCHEN

2.19m x 2.5m (7'2" x 8'2")

CONSERVATORY

5.35m x 2.27m (17'7" x 7'5")

BEDROOM THREE / SECOND RECEPTION ROOM

2.77m x 2.46m (9'1" x 8'1")

BEDROOM ONE

3.16m x 3.55m (10'5" x 11'7")

BEDROOM TWO

2.68m x 2.64m (8'10" x 8'8")

SHOWER ROOM

1.76m x 1.63m (5'10" x 5'4")



SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street continue onto Watgate turning right at the traffic lights following the one way system onto Broad Street and left onto Brook Street. At the traffic lights turn right onto Belton Lane and take the right turn onto Harrowby Lane. At the top proceed over the roundabout still on Harrowby Lane and follow the road to near the end. Take the left turn onto Fifth Avenue and the property is on the right.

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.

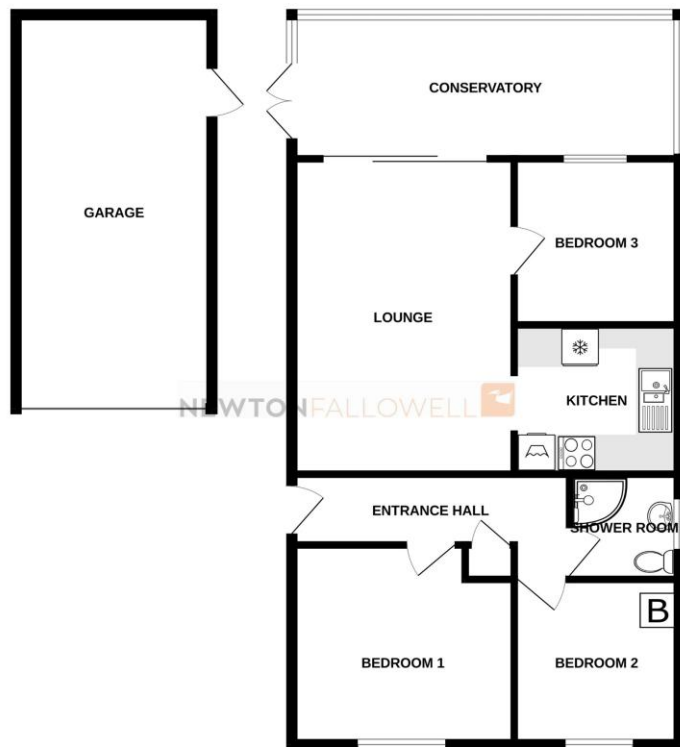
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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.



Floorplan

GROUND FLOOR



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