



**Connells**

Fourth Avenue  
Grantham



## Property Description

Connells are delighted to bring to the market this well-proportioned and versatile four-bedroom home offering a generous living accommodation across two floors, making it an ideal purchase for growing families or those seeking adaptable space.

Upon entering the property, you are welcomed via a porch leading into a comfortable lounge, providing a relaxing setting at the front of the home. To the rear, a spacious kitchen/diner forms the heart of the property, offering ample room for cooking, dining, and entertaining, with direct access to a light-filled conservatory overlooking the garden.

A standout feature of the ground floor is the additional kitchen/diner/lounge area, offering excellent flexibility-ideal as a secondary living space, open-plan family room, or potential annexe-style accommodation. This level also benefits from a bathroom and a fourth bedroom, perfect for guests, multi-generational living, or a home office.

Upstairs, the first floor comprises three bedrooms, including a spacious principal bedroom, alongside two further bedrooms ideal for children or study space. A contemporary shower room serves this floor, providing convenience for busy households.

Externally, To the front of the property there is a small grass area. To the rear there is an enclosed garden mainly laid to lawn with a patio area.

\*\* This property is being sold with no chain\*\*

Viewing is strongly recommended to fully appreciate the space and potential on offer.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than

£349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor

### Entrance Porch

With a window to the front, door leading to the lounge, tiled flooring.

### Lounge

With stairs leading to the first floor, access to the kitchen. double glazed window to the front, laminate flooring and a radiator.

### Kitchen/ Diner

With a double glazed window to the rear, double glazed door leading the conservatory.

### Conservatory

With doors leading to the rear garden, windows to the side and rear and dwarf walls.

### Annexe

### Kitchen / Lounge/ Diner

With a window to the front and side, door leading to the side of the property, doors leading through to the bathroom and bedroom four and a radiator.

### Bathroom

With a window to the side, W.C, wash hand basin, storage cupboard and a walk in bath.

### Bedroom Four

With a window to the side, patio doors leading to the rear, wood laminate flooring and a radiator.

### First Floor

### Landing

With doors leading to three bedrooms and the shower room. Loft access, cupboard for the boiler and carpet.

### Bedroom One

Double bedroom, two double glazed windows to the front and a radiator.

### Bedroom Two

With a double glazed window to the rear, radiator and bare wood flooring.

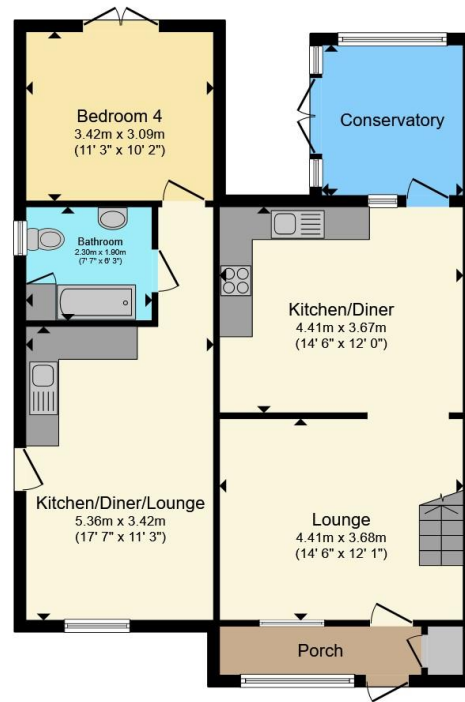
### Bedroom Three

Double glazed window to the rear and carpet to the flooring.

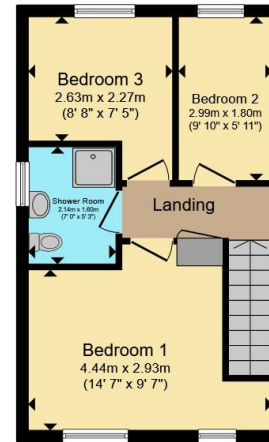








**Ground Floor**



**First Floor**

Total floor area 116.5 m<sup>2</sup> (1,254 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)



To view this property please contact Connells on

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2 Watergate  
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EPC Rating: C Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309554](http://connells.co.uk/Property/GRM309554)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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