



**East Avenue, Grantham NG31 7PW**



**welcome to**

**East Avenue, Grantham**

\*GUIDE PRICE £200,000 - £220,000\* - Well presented throughout, spacious semi-detached family house, close to some local amenities. Offering a lounge, kitchen, downstairs shower room, three bedrooms and family bathroom. Benefitting from off-road parking and garden to the rear.



### Entrance Hall

Entering the property to the front through a part glazed door into the entrance hall with a radiator and access through to the downstairs shower room, lounge and kitchen, staircase to the first floor landing.

### Lounge

15' 11" x 10' 11" ( 4.85m x 3.33m )

Lovely dual aspect room with windows to both the front and rear aspects, feature fireplace with surround and electric fire, carpet and radiator.

### Kitchen

10' 10" x 14' 4" widest point ( 3.30m x 4.37m widest point )

With a window to the rear aspect and having a range of wood effect units to both the floor and eye level with worktops over, black sink, drainer, mixer tap and tile splashbacks. Double oven, space for a fridge freezer and washing machine. Wall mounted boiler, radiator, tiling to the floor and a sloping ceiling. Part glazed door leading out to the rear aspect.

### Downstairs Shower Room

6' 4" x 5' 1" ( 1.93m x 1.55m )

With a window to the front aspect and comprising of a shower cubicle, vanity sink unit, low level WC, heated towel rail, a handy cupboard and wood effect flooring.

### First Floor Landing

Landing with carpet, hatch access to the loft and access into the bedrooms and family bathroom.

### Bedroom One

11' 4" x 11' 2" ( 3.45m x 3.40m )

With a window to the front aspect, wood effect laminate flooring and radiator.

### Bedroom Two

10' 11" x 6' 7" ( 3.33m x 2.01m )

With a window to the front aspect, carpet and a radiator.

### Bedroom Three

10' 7" x 7' 11" ( 3.23m x 2.41m )

With a window to the rear aspect, carpet and a radiator.

### Family Bathroom

8' x 4' 6" ( 2.44m x 1.37m )

With a window to the rear aspect and comprising of a bath with shower over, vanity sink unit, low level WC, heated towel rail, tiling to both the walls and floor and wood effect flooring.

### General Description Outside

Driveway to the front of the property and path leading to the front door. Gated access through to the rear.

The rear garden features lawn, shed, enclosed with hedging.



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## East Avenue, Grantham

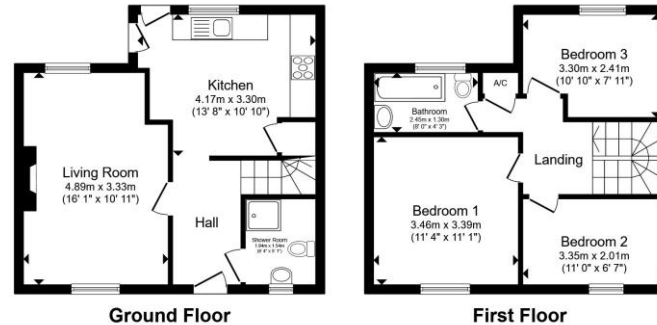
- Semi-Detached House
- Well Presented Throughout
- Three Bedrooms
- Downstairs Shower Room & Family Bathroom
- Off-Road Parking & Rear Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

**£200,000 - £220,000**



Total floor area 78.1 m<sup>2</sup> (840 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)

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST114022 - 0003

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