



25 Tennyson Avenue, Grantham
£209,625

 **NEWTON FALLOWELL**

25 Tennyson Avenue

Grantham, Grantham

Modernised semi-detached house near town edge. Three bedrooms, two receptions, kitchen, utility, two bathrooms, double glazing, Vaillant boiler, front and rear gardens. 1054 sq ft.

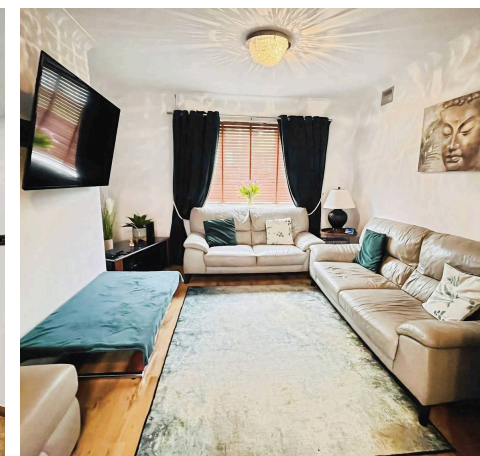
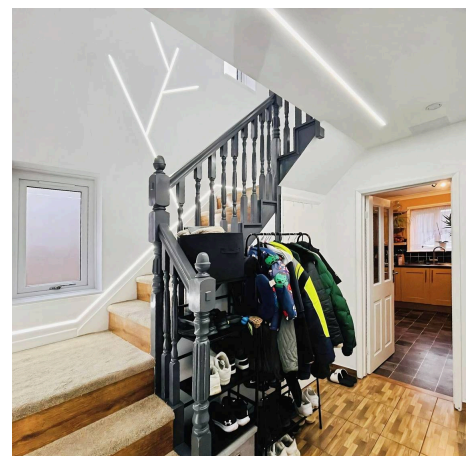
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Mature Semi Detached House
- Nicely Fitted Kitchen
- Spacious Family Accommodation
- Two Reception Rooms
- Good Sized Rear Garden
- Ground Floor Shower/WC and Utility
- Tastefully Modernised and Improved
- Three Bedrooms and Bathroom
- Front and Rear Halls
- EPC Rating C





ENTRANCE HALL

With a stylish modern entrance door, staircase off to first floor, inset LED lighting, under stairs storage cupboard, contemporary radiator and tiled floor.

KITCHEN / BREAKFAST ROOM

10' 9" x 12' 3" (3.28m x 3.74m)

Nicely fitted to include a comprehensive range of base cupboards with working surfaces over and matching eye level cupboards. Inset 1.5 bowl stainless steel sink, integrated oven and hob, cooker hood, dishwasher, wood style vinyl flooring and tiled splash backs. Window to rear elevation.

REAR HALL

Wood style tiled floor and external upvc door to side.

UTILITY ROOM

6' 0" x 7' 0" (1.83m x 2.13m)

Fitted work top, Vaillant combination boiler and radiator.

Window to side elevation.

SHOWER ROOM / WC

5' 3" x 5' 10" (1.60m x 1.78m)

With fully tiled walls and comprising a walk in shower unit with Mira electric shower, wash basin and low level WC. Tiled floor, radiator and window to side.

DINING ROOM

9' 4" x 9' 8" (2.84m x 2.95m)

Overlooking the wooden decking and rear garden through Upvc double glazed French doors. Laminate flooring, vertical radiator and coved ceiling. Arch to Lounge.

LOUNGE

11' 7" x 12' 7" (3.53m x 3.84m)

A well proportioned room with window to front elevation, laminate flooring and radiator. Wall to ceiling coving.

LANDING

Window to side. Inset LED lighting.





BEDROOM ONE

10' 10" x 12' 7" (3.30m x 3.84m)

Window to rear, laminate flooring, radiator. Coving.

BEDROOM TWO

9' 8" x 12' 4" (2.95m x 3.76m)

Window to rear, laminate flooring, radiator and coving.

BEDROOM THREE

7' 11" x 9' 7" (2.41m x 2.92m)

Window to front elevation, radiator, coving and laminate floor.

FAMILY BATHROOM

7' 1" x 7' 9" (2.16m x 2.36m)

Containing a modern suite of a paneled bath with shower attachment, pedestal wash basin and low level WC. Fully tiled walls, tiled floor, and heated towel rail. Two windows to front elevation.

SERVICES

Mains electricity, water and drainage are connected. Gas central heating with a modern remotely controllable Vaillant boiler are installed. Owned SOLAR PANELS are fitted and included in the sale. We have not tested any services or appliances and purchasers must rely on their own enquiries in this respect. Owned SOLAR PANELS are fitted.

VIEWING

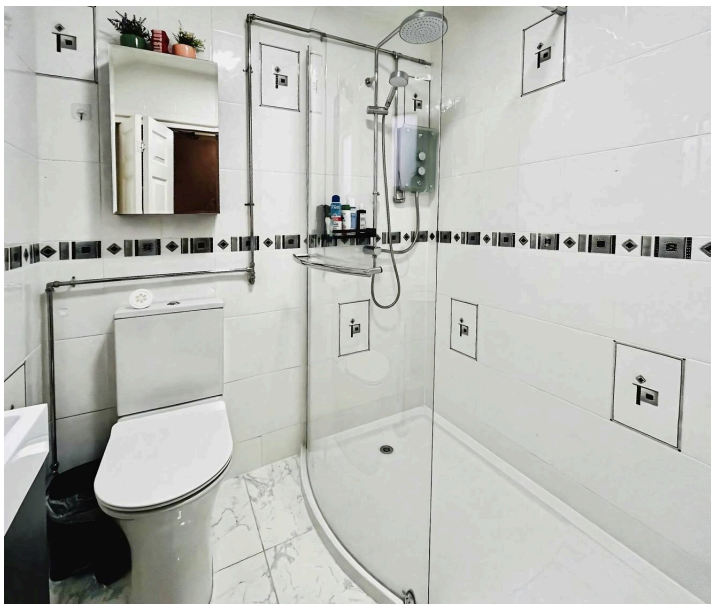
By prior appointment through Newton Fallowell.

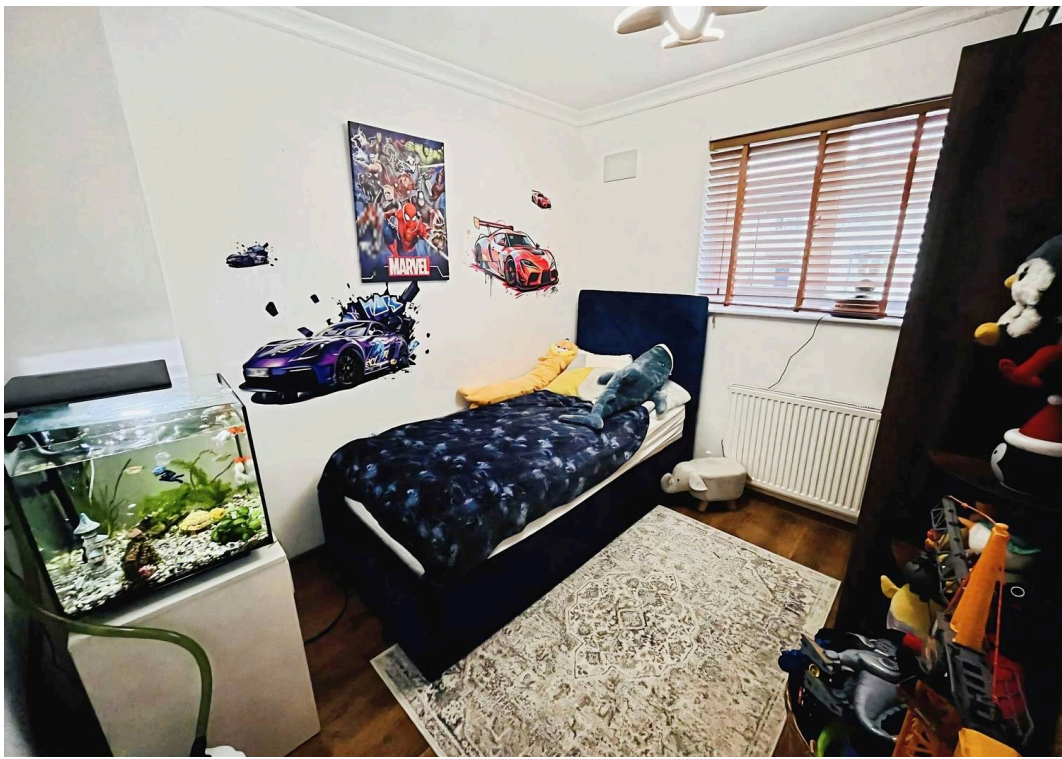
AGENTS NOTE

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

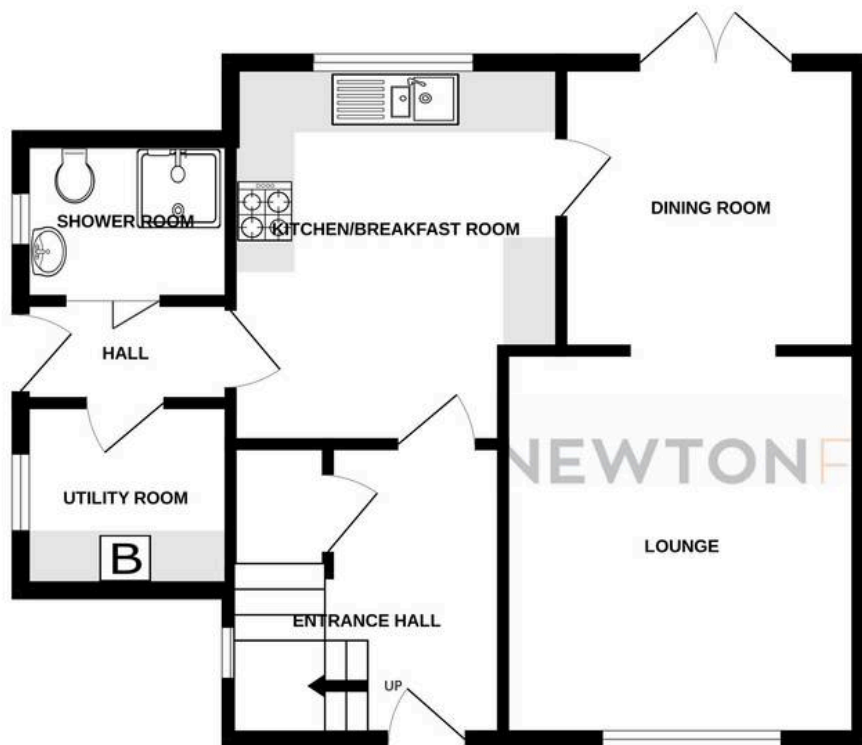
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction.



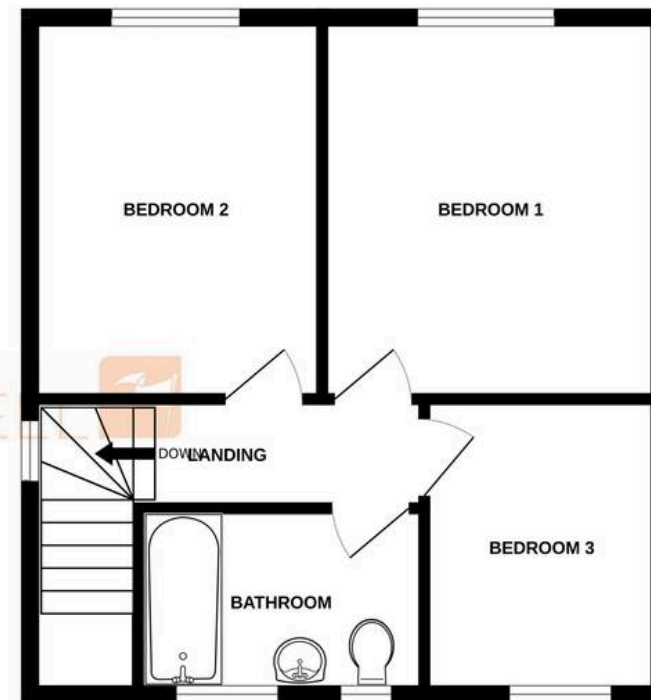




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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