



78 Denton Avenue, Grantham

Guide Price £325,000

 **NEWTON FALLOWELL**

78 Denton Avenue

Grantham

Extensively renovated detached bungalow with open-plan kitchen, 4 bedrooms, luxury ensuite, landscaped garden, hot tub, ample parking, and high-spec finishes. Viewing essential.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Unique Detached Property
- Extensively Extended
- Stunning Open Living Kitchen
- Versatile Living Spaces
- Four Bedrooms
- Low-Maintenance Garden
- High Specification Fixtures & Fittings
- Close To Local Amenities
- Ample Parking
- Over 1,400 Square Foot Of Accommodation





GRANTHAM

The property is situated close to the bus route to town along Denton Avenue itself and is within walking distance of Walton Girls' High School. 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

With composite entrance door, loft hatch to roof space, tiled flooring, radiator and doors to bedroom 1, 3 and 4, glazed door to inner hallway and door to bathroom.

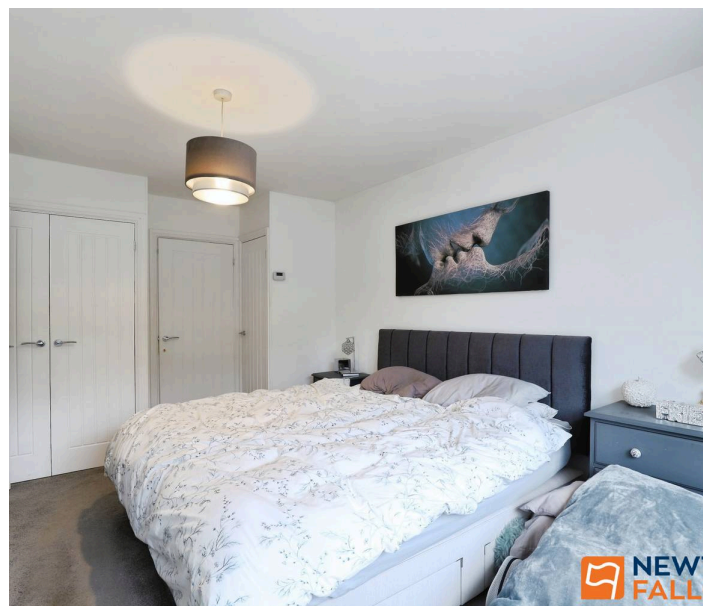
INNER HALLWAY

Having tiled flooring, inset spotlights, radiator and glazed door to:

KITCHEN / DINER

20' 4" x 15' 0" (6.19m x 4.58m)

Having bi-folding glazed doors opening on to a decked seating area to the rear and a central uPVC double glazed lantern style rooflight. There are double doors opening to the lounge and the room offers tiled flooring with under floor heating throughout, ceiling spotlighting, a range of modern fitted units comprising various eye and base level cupboards with matching island unit and granite work surfacing, mosaic effect tiled splashbacks, two glazed display cabinets, space for a range style oven (oven in situ available by separate negotiation) with granite splash guard and over-sized extractor over, space for American style over-sized fridge freezer, integrated oven, two integrated grills, integrated dishwasher, integrated wine coolers and flush power points within the island unit





UTILITY ROOM

10' 8" x 2' 5" (3.24m x 0.74m)

Having space and plumbing for washing machine, space for tumble dryer, tiled flooring

LOUNGE

22' 6" x 12' 8" (6.85m x 3.86m)

Having a uPVC double glazed lantern style rooflight, ceiling spotlighting, uPVC double glazed door to the rear garden and under floor heating.

BEDROOM ONE

16' 5" x 11' 11" (5.00m x 3.64m)

With uPVC double glazed bay window to the front aspect, radiator, corner fitted wardrobe units, door to en suite.

EN-SUITE

11' 2" x 7' 7" (3.40m x 2.32m)

Having uPVC obscure double glazed window to the front aspect, a 6-piece suite comprising contemporary free-standing over-sized bath with central waterfall mixer taps over and secondary cleaning shower head attachment enjoying the benefit of a wall mounted bathroom TV, circular his and hers wash handbasins resting upon a floating vanity unit with half tiled wall behind and separate mirrors with inbuilt lighting, a corner shower cubicle with fully glazed sliding doors and fully glazed enclosure featuring a waterfall effect shower and body jets, close coupled WC and matching bidet. There is also fully tiled flooring, part tiled walls, ceiling spotlighting and a matt black heated towel radiator

BEDROOM TWO

11' 3" x 10' 8" (3.44m x 3.24m)

With uPVC double glazed window to the side aspect, radiator and wood effect flooring.

BEDROOM THREE

11' 3" x 5' 11" (3.44m x 1.81m)

With uPVC double glazed window to the front aspect, radiator

BEDROOM FOUR / STUDY

11' 3" x 5' 7" (3.44m x 1.71m)

With ceiling sunlight tube and radiator





FAMILY BATHROOM

7' 8" x 7' 7" (2.34m x 2.30m)

With uPVC obscure double glazed window to the side aspect, chrome effect heated towel radiator, spotlighting, tiled flooring, part tiled walls and a 3-piece modern suite comprising corner bath with slate effect tiled walls and mixer shower over, wash handbasin resting upon a vanity unit and a concealed cistern WC

EXTERIOR

This delightful detached bungalow is approached by a spacious, low-maintenance front garden, predominantly covered with decorative gravel, ideal for displaying potted plants and providing an attractive first impression. A driveway to the side offers off-street parking. Access to the rear of the property is conveniently available. To the rear is an expansive, modern split-level timber decking area, meticulously designed for entertaining and relaxation. The upper tier provides direct access from the bungalow and leads down to a generous, main deck that covers much of the garden space, ensuring a seamless indoor-outdoor living experience.

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

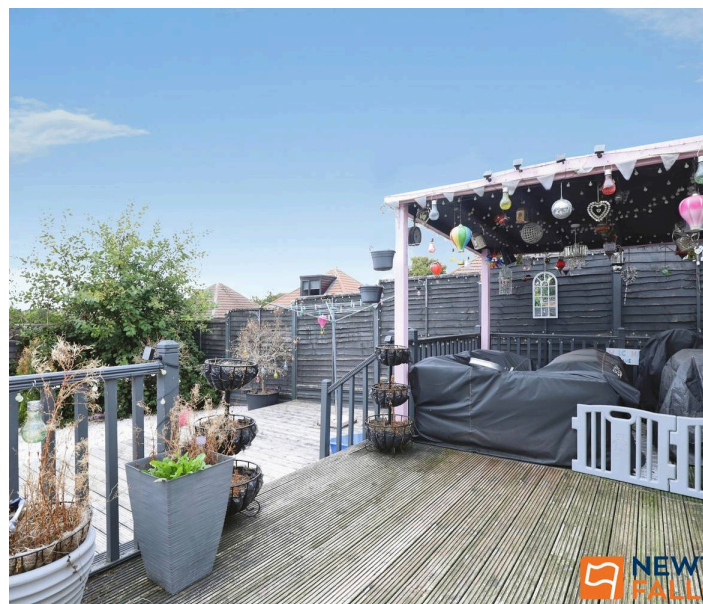
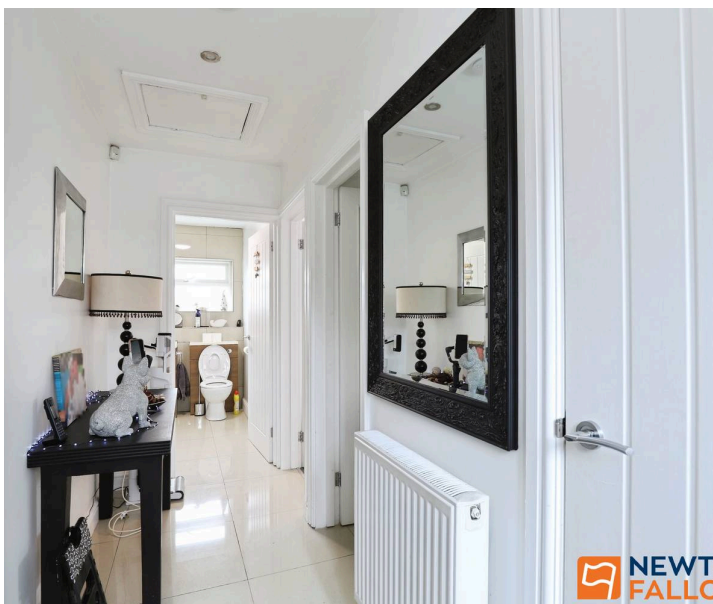
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services.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

PHOTOGRAPHY

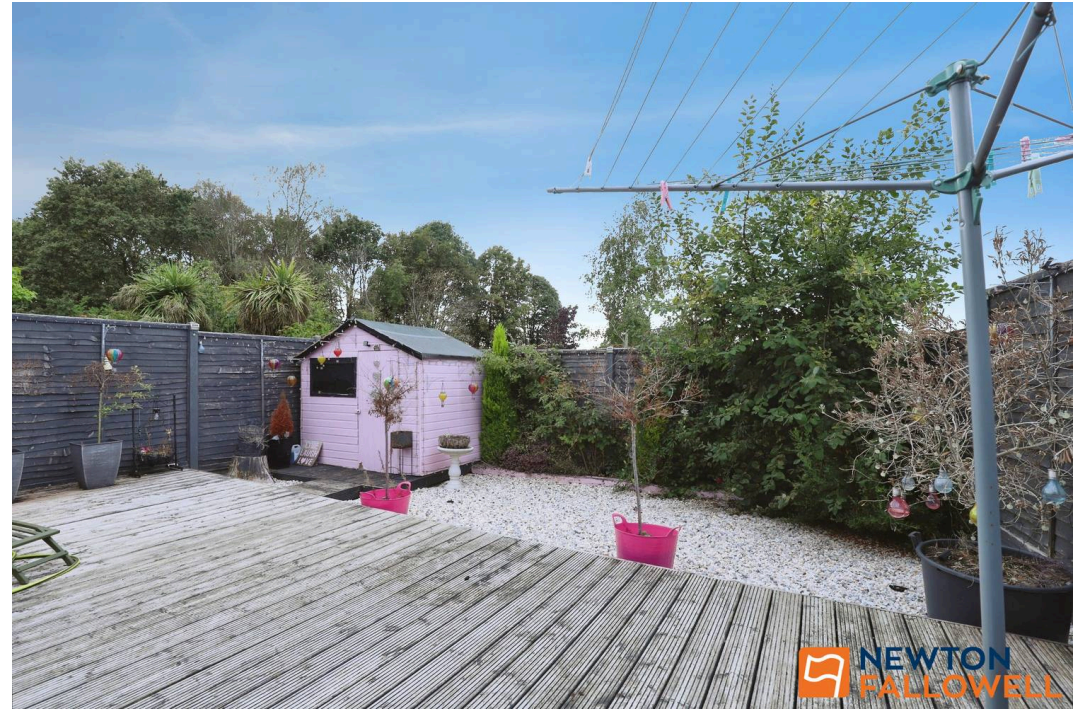
Please note that some photographs have been enhanced using AI technology to digitally tidy and declutter the rooms, helping to provide a clearer representation of the available space.

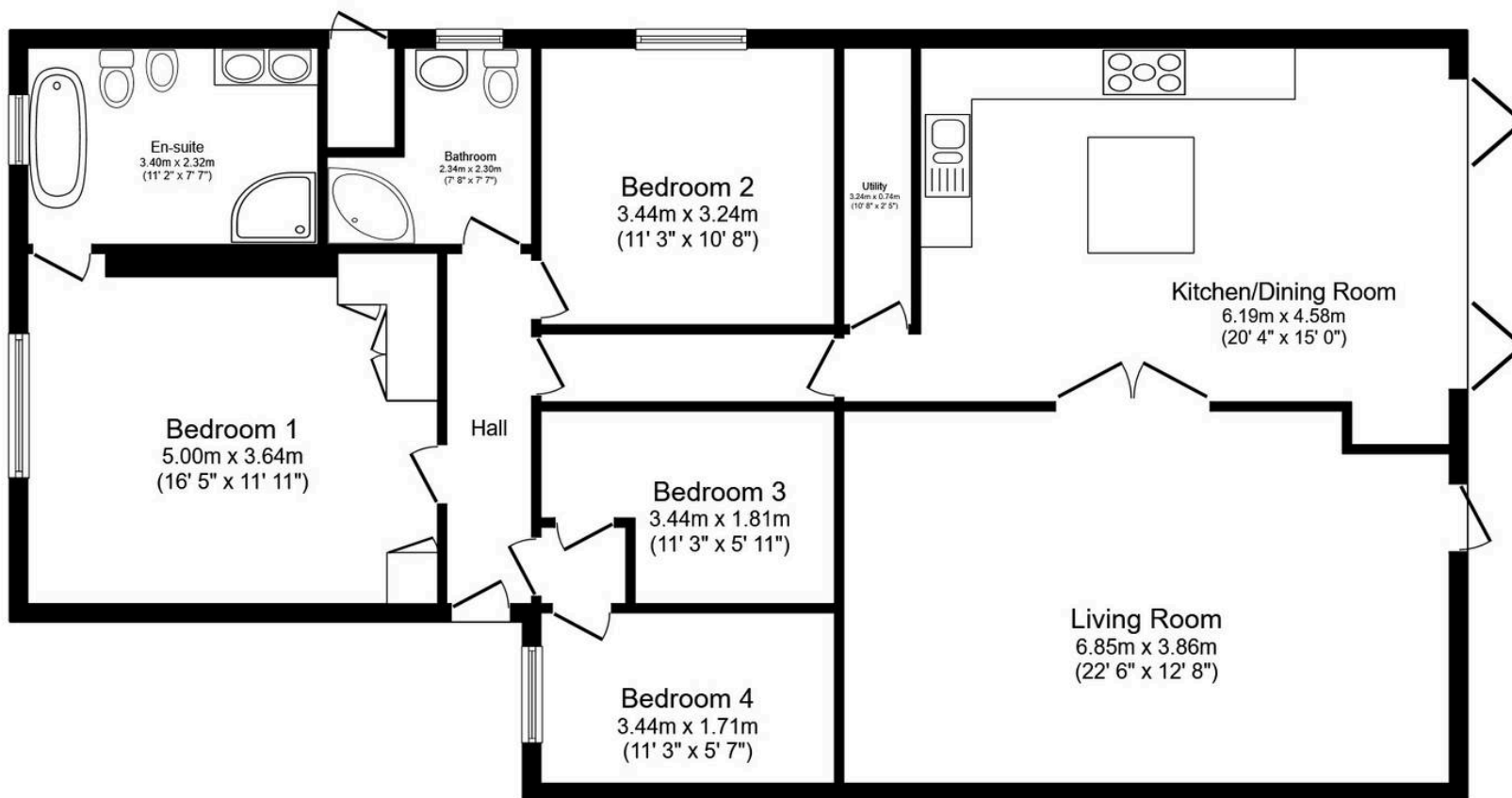
ANTI-MONEY LAUNDERING CHECKS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks









Total floor area 130.5 sq.m. (1,405 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.focalagent.com

Newton Fallowell Grantham

Newton Fallowell, 68 High Street, Grantham - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/