



Connells
connells.co.uk 01476 590 050
FOR SALE

Connells

East Avenue
Grantham



Property Description

Connells are delighted to bring to the market this three-bedroom family home offering spacious and versatile accommodation throughout, complete with a detached garage and generous living space ideal for modern family living.

The ground floor comprises a welcoming entrance hall leading into a bright and spacious lounge, perfect for relaxing and entertaining. To the rear, the property benefits from a separate dining room with access into the kitchen, creating an excellent space for social occasions. A convenient downstairs WC further enhances the practicality of the home along with a useful utility.

Upstairs, the first floor offers three well-proportioned bedrooms, including two generous doubles and a comfortable single room, ideal as a nursery, home office or guest room. A shower room and central landing complete the first-floor accommodation.

Externally, To the front the property benefits from a detached garage providing additional storage and a driveway for two cars. To the rear there is a fully enclosed garden mainly laid to lawn with a large slabbed patio area. To the side of the property there is access to the front of the property.

This home would make an ideal purchase for first-time buyers, growing families or investors alike. Early viewing is highly recommended.

Ground Floor

Entrance Hall

With a double glazed window to the side, carpet, radiator and stairs leading to the first floor.

Lounge

With a double glazed window to the front, carpet and a radiator.

Dining Room

With double glazed patio doors leading to the rear garden, carpet and a radiator.

Kitchen

With a double glazed window to the side, lino flooring, base units with worktop, gas hob with extractor fan, double electric oven and space for free standing appliances.

Utility

With a double glazed window to the rear, double glazed door to the side, carpet and worktop.

Downstairs W.C

With a double glazed window to the side, wash hand basin, W.C and a radiator.

First Floor

Landing

With a double glazed window to the side, carpet, loft access and two slim storage cupboards.

Bedroom One

Double bedroom, double glazed window to the front, carpet, radiator and a built in wardrobe.

Bedroom Two

Double bedroom, double glazed window to the rear, carpet, radiator and built in wardrobes and units.

Bedroom Three

With a double glazed window to the front, carpet, radiator and a built in cupboard.

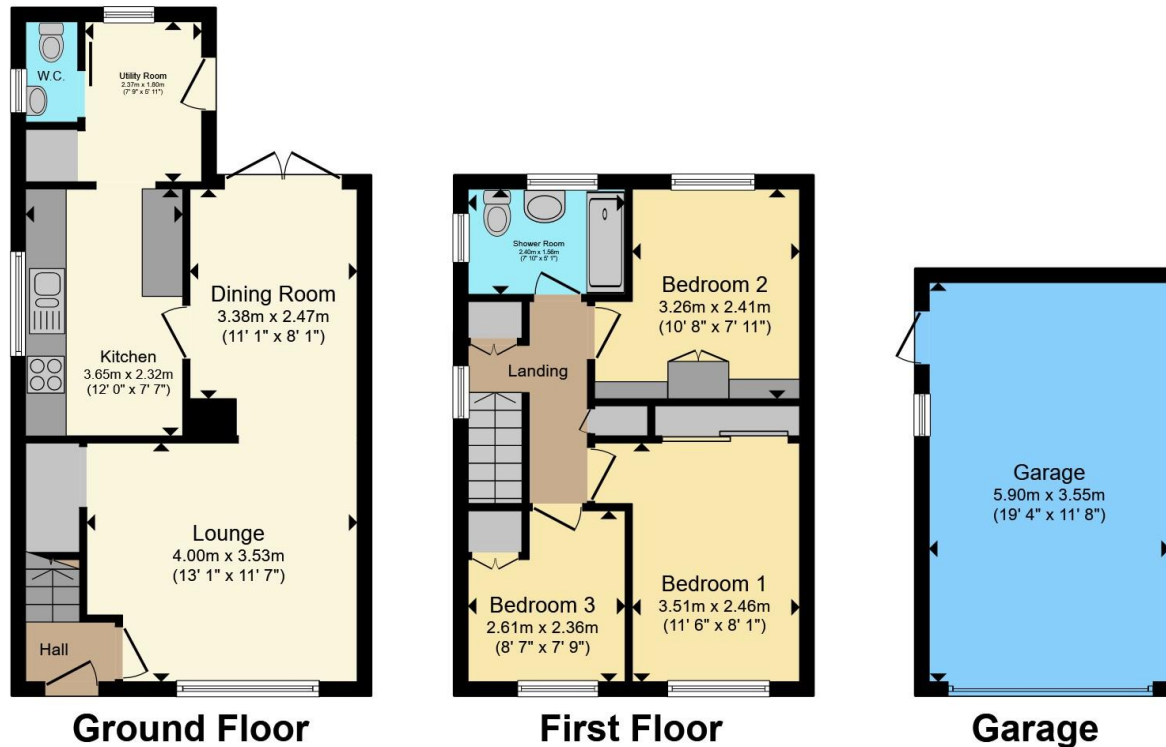
Bathroom

With a double glazed window to the side and rear, tiled flooring, spotlights to the ceiling, walk in shower, wash hand basin, W.C and a radiator.









Total floor area 98.6 m² (1,061 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



To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: C Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309451



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Property Ref: GRM309451 - 0003