



51 First Avenue, Grantham

Guide Price £235,000

 **NEWTON FALLOWELL**

51 First Avenue

Grantham

Extended semi in sought-after Grantham. Three double bedrooms, en-suite, modern kitchen/diner, conservatory, garage, driveway, south-facing garden, outbuilding, great schools, commuter links.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Double Bedrooms
- Well-Presented Interior
- Popular Residential Location
- Driveway + Garage
- Bathroom + En-Suite Shower
- Open-Plan Kitchen / Diner
- Conservatory
- South-Facing Rear Garden
- Extended Family Home
- EPC Rating: C





PORCH
LOUNGE

KITCHEN / DINER

CONSERVATORY

LANDING

OFFICE SPACE

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

FAMILY BATHROOM

GARAGE

SERVICES

COUNCIL TAX

AGENTS NOTE

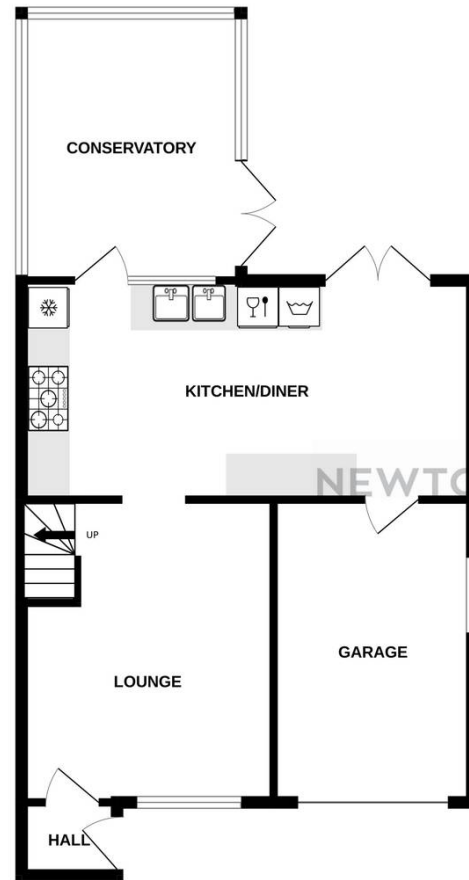
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



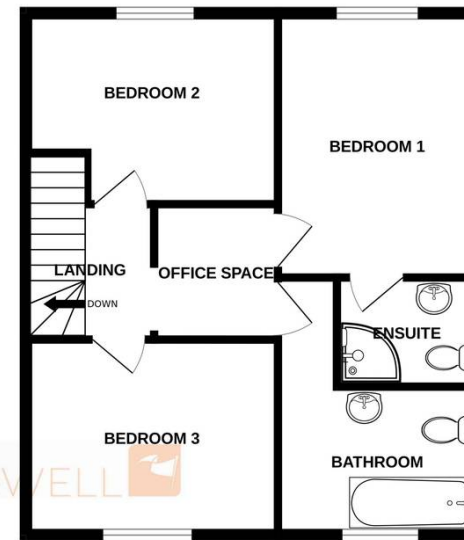




GROUND FLOOR



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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Newton Fallowell Grantham

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