



Tennyson Avenue, Grantham



- Mature Semi Detached House
- Nicely Fitted Kitchen
- Spacious Family Accommodation
- Two Reception Rooms

- Good Sized Rear Garden
- Ground Floor Shower/WC and Utility
- Freehold
- EPC rating TBC



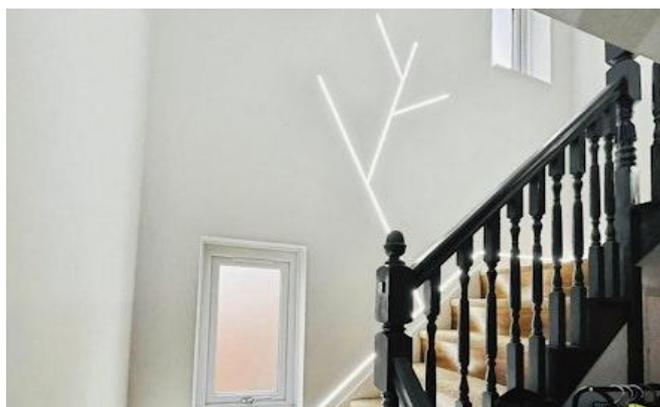
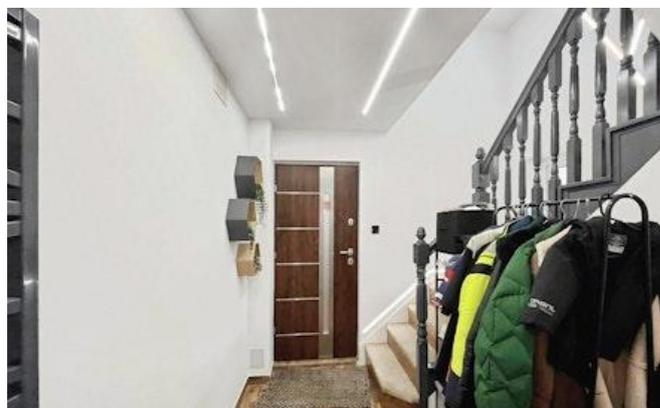
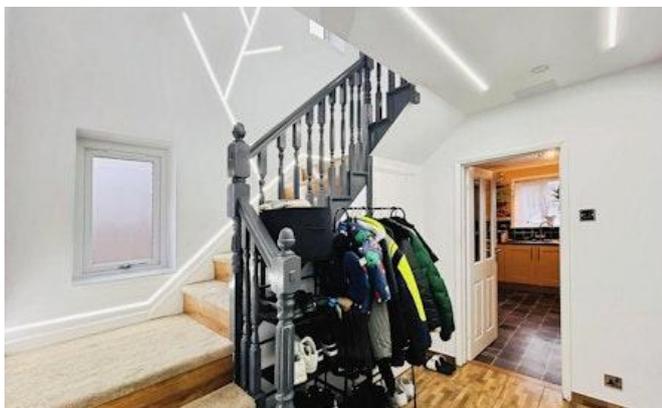
This established semi detached house is situated close to the south eastern edge of the town and offers EXCELLENT FAMILY ACCOMMODATION of some 1054 square feet. The house has been tastefully modernised and improved to include several stylish features and benefits from replacement double glazing as well as the installation of a high efficiency Vaillant boiler. There is a good sized entrance hall, two reception rooms, a nicely fitted kitchen/breakfast room as well as a UTILITY ROOM and SHOWER ROOM/WC at ground floor level whilst the first floor comprises a landing, THREE BEDROOMS and a bathroom/WC. Outside is a walled front garden with gated side access to a good sized rear garden. If you are looking for a well proportioned home that will stand the test of time then a viewing is recommended.

GRANTHAM

The property is conveniently located close to the south eastern outskirts of the town and within walking distance of a local shops and other amenities. Comprehensive amenities are available within the town centre and there are excellent local schools available.

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.





ACCOMODATION

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

3.28m x 3.74m (10'10" x 12'4")

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

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

Fitted work top, Vaillant combination boiler and radiator. Window to side elevation.

SHOWER ROOM/WC

1.6m x 1.78m (5'2" x 5'10")

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

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

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

LOUNGE

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

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 1

3.3m x 3.84m (10'10" x 12'7")

Window to rear, laminate flooring, radiator. Coving.

BEDROOM 2

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

Window to rear, laminate flooring, radiator and coving.

BEDROOM 3

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

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

BATHROOM/WC

2.16m x 2.36m (7'1" x 7'8")

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.

OUTSIDE

The property stands behind a tidy low walled front garden and there is gated side access to the rear. The rear garden is of a good size and includes a recent wooden deck, lawn and border. Garden tap, USEFUL SHED/STORE. Screen fencing to boundaries.

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. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

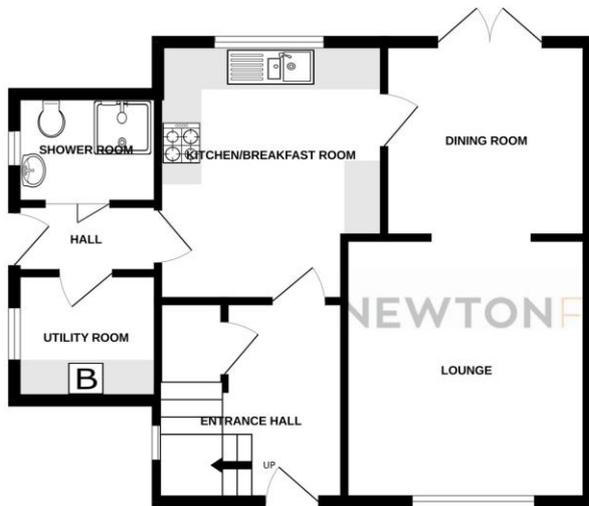
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services.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

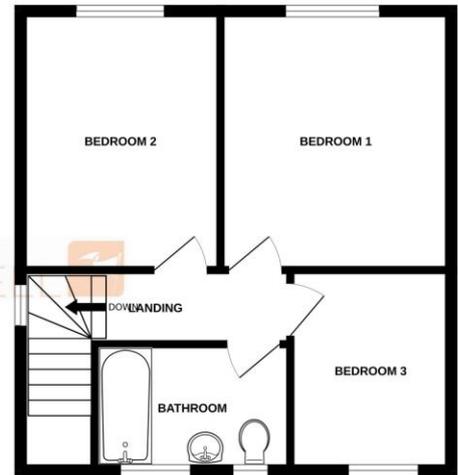


Floorplan

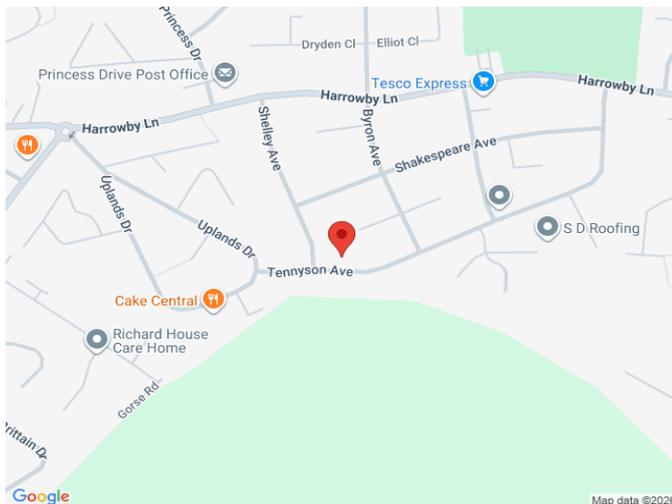
GROUND FLOOR



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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