

19 Warmington Avenue, Grantham

Guide Price £260,000

NEWTON FALLOWELL

19 Warmington Avenue

Grantham

Spacious four-bed semi in a quiet area with solar panels, south-facing garden, en-suite, utility, and great access to Grantham amenities, schools, A1, and trains to London.
Council Tax band: C

Tenure: Freehold

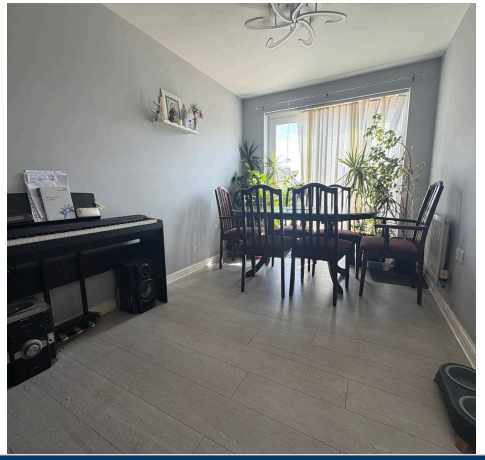
EPC Energy Efficiency Rating: B

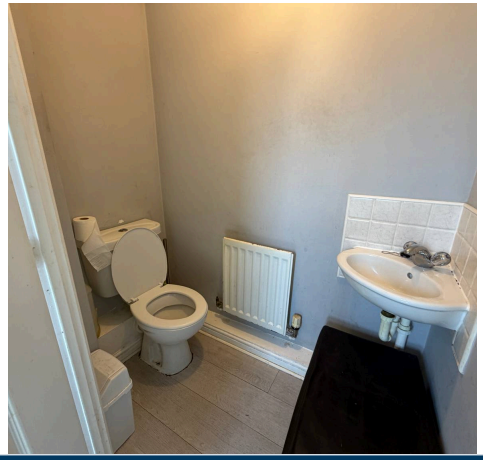
EPC Environmental Impact Rating:

- Four-bedroom semi-detached family home
- Spacious and versatile living accommodation
- Modern kitchen with adjoining utility room
- Ground floor WC for added convenience
- Principal bedroom with en-suite shower room
- Well-appointed family bathroom
- Enclosed south-facing rear garden
- Quiet residential location with excellent access to Grantham town centre, the A1 and railway station
- EPC B
- COUNCIL TAX BAND B

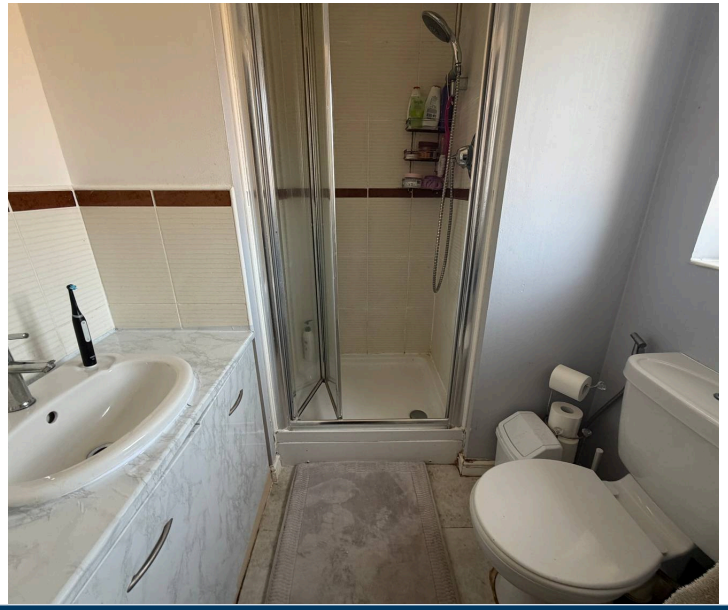














ENTRANCE HALL

LOUNGE
14' 0" x 10' 6" (4.26m x 3.21m)

DINING ROOM
7' 9" x 11' 2" (2.37m x 3.41m)

KITCHEN
11' 11" x 11' 2" (3.64m x 3.40m)

UTILITY ROOM
5' 4" x 5' 1" (1.62m x 1.55m)

W.C.
5' 4" x 5' 1" (1.63m x 1.55m)

BEDROOM 1
10' 8" x 10' 6" (3.26m x 3.20m)

EN-SUITE
6' 2" x 3' 1" (1.87m x 0.95m)

BEDROOM 2
9' 7" x 12' 4" (2.91m x 3.76m)

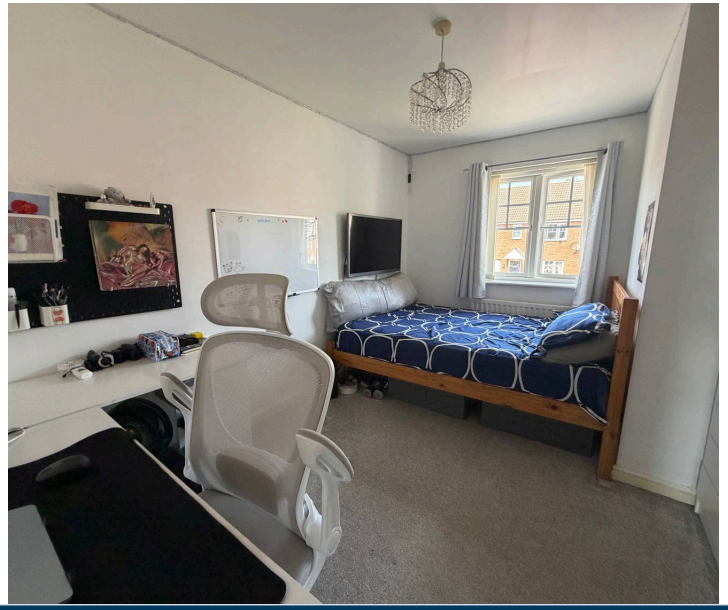
BEDROOM 3
9' 1" x 10' 10" (2.76m x 3.29m)

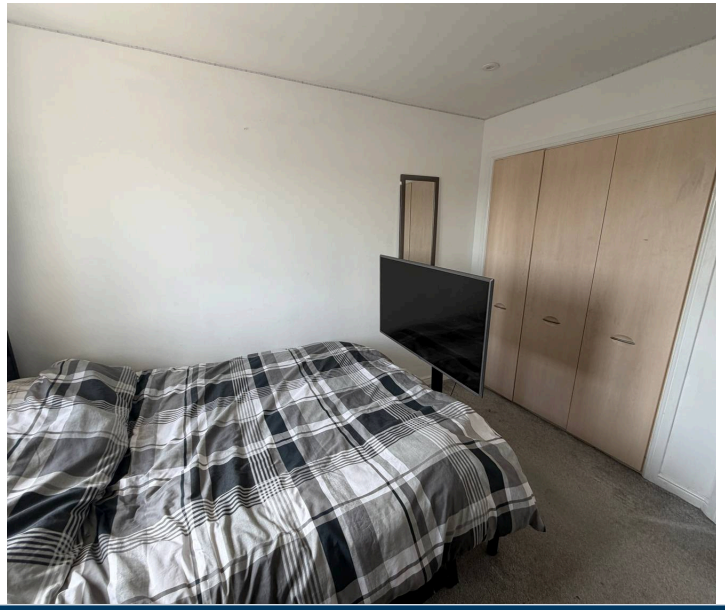
BEDROOM 4
7' 7" x 12' 8" (2.30m x 3.86m)

BATHROOM
6' 6" x 6' 6" (1.99m x 1.98m)

SERVICES
Mains gas, electricity, water and drainage are connected.







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.

AGENTS NOTE

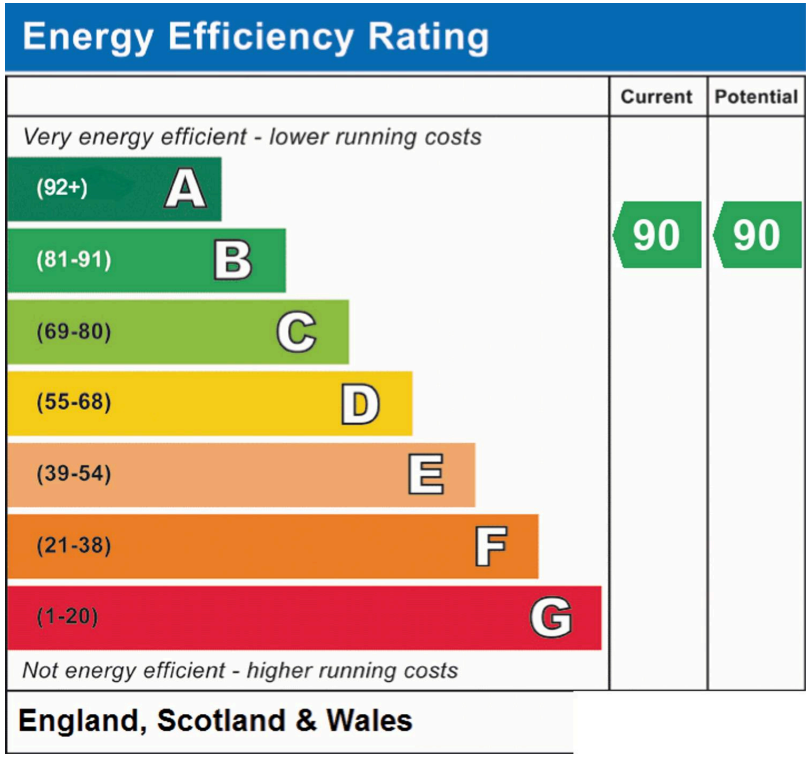
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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

COUNCIL TAX BAND C

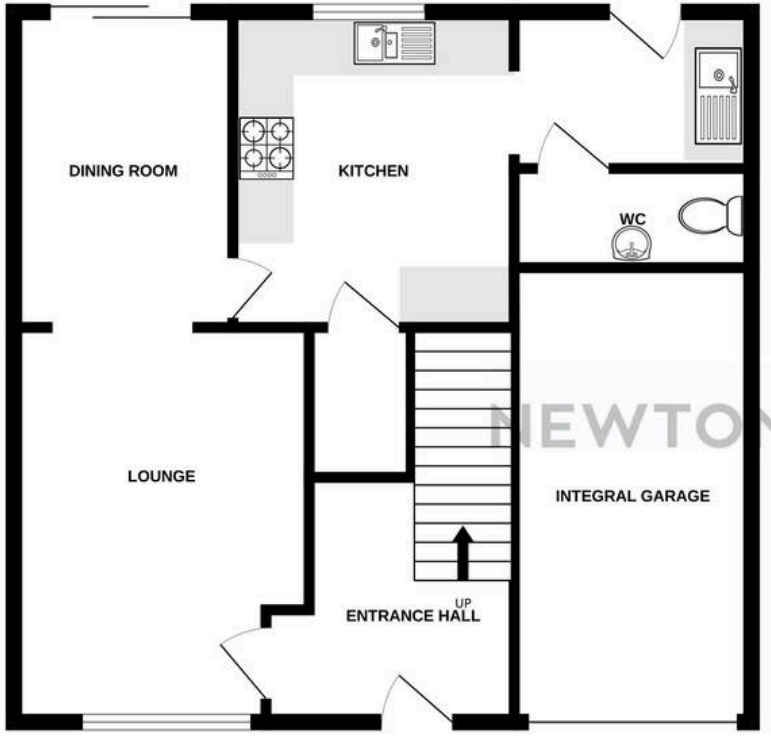







Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
90
90
England, Scotland & Wales

GROUND FLOOR



FIRST FLOOR



NEWTONFALLOWELL

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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