



Connells

Fourth Avenue
Grantham



Property Description

Connells are delighted to bring to the market this impressive five-bedroom detached home offering generous living space arranged over two floors and a perfect blend of comfort and modernisation, boasting generous family flexible living.

The ground floor comprises of entrance porch, welcoming and fresh, open plan kitchen/lounge/dining room, conservatory flooded with light and space, inner hall, bedroom, shower room and garden room. To the first floor you will find four generous double bedrooms, ensuite to the master bedroom and a shower room.

Externally, The front of the property benefits from a large driveway and a laid to lawn area. To the rear of the property you will find a large enclosed private garden, mainly laid to lawn, mature trees, patio area and a bar area.

Viewings is highly recommended to fully appreciate this stunning home! Call Connells today 01476590050

Ground Floor

Entrance Porch

With a window to the front, door leading Kitchen/lounge/dining room.

Kitchen / Lounge/ Dining Room

40' 8" x 25' 11" (12.40m x 7.90m)

With windows to the front, rear and side. side door leading to the side of the property, doors leading to the conservatory and the inner hall. Range of wall and base units, three radiators, tiled flooring, spot lights, space for free standing appliances.

Conservatory

16' 7" x 8' 8" (5.05m x 2.64m)

With dwarf brick walls, tiled flooring, power and electric, windows to all side and French doors leading to the rear garden.

Inner Hall

With doors leading to the bedroom and the shower room, stairs leading to the first floor.

Bedroom

16' 1" x 12' 1" (4.90m x 3.68m)

Double bedroom, window to the front, door leading to the front of the property.

Shower Room

7' x 4' 9" (2.13m x 1.45m)

Shower cubicle, YWCA, wash hand basin.

Garden Room

11' 10" x 6' 3" (3.61m x 1.91m)

First Floor

Landing

16' 11" x 11' 1" (5.16m x 3.38m)

With doors leading to four double bedrooms and the shower, windows to the rear, carpet.

Bedroom

21' 11" x 9' 10" (6.68m x 3.00m)

Double bedroom, window to the front, door leading to the ensuite.

En-Suite

9' 8" x 5' 10" (2.95m x 1.78m)

With a window to the rear, walk in shower, w.c, wash hand basin, tiled.

Bedroom

12' 11" x 7' 8" (3.94m x 2.34m)

Double bedroom, window to the front, radiator, carpet.

Bedroom

12' 10" x 7' 8" (3.91m x 2.34m)

Double bedroom, window to the front, radiator, carpet.

Bedroom

11' 9" x 9' 7" (3.58m x 2.92m)

Double bedroom, window to the front, radiator, carpet.

Shower Room

7' 2" x 6' 1" (2.18m x 1.85m)

With a window to the rear, walk in shower, tiled flooring and walls, radiator, w.c, wash hand basin with vanity unit.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee

cannot be refunded, even if the property purchase does not go ahead.









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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309246



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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