



Queen Eleanor Avenue, Grantham NG31 8PT

welcome to

Queen Eleanor Avenue, Grantham

'CHAIN FREE' and 'SOLD as SEEN' - Beautiful three storey townhouse on the outskirts of town, 'move in ready'. Perfect family home offering open plan living accommodation with bedrooms over two floors, bathroom and en-suite.

Annual Service Chg for Green Areas approximately - £60



Entrance Hall

Entering through a part glazed door, featuring Amtico flooring, a radiator, staircase leading to the first floor landing and doors leading off to the openplan living kitchen/diner, and cloakroom

Downstairs Cloakroom

With a window to the front aspect, Amtico flooring, wash hand basin, low level WC and a radiator.

Open Plan Living/Kitchen Diner

12' 9" x 31' 8" (3.89m x 9.65m)

Lovely openplan living/kitchen diner with windows to the front, rear and side aspects, beige units at both floor and eye level with black handles and light grey worktops over, integrated fridge, freezer and dishwasher, gas hob with double oven and spotlights to the ceiling, this leads into the lounge area.

Lounge Area

With spotlights to the ceiling, two roof skylights, cupboard for storage under the stairs, two radiators and patio doors leading out to the rear garden, (See measurements for Open plan Living/Kitchen Diner)

First Floor Landing

With a window to the front aspect, two radiators, carpeted, doors leading to the bedrooms, family bathroom and staircase leading to the second floor landing.

Bedroom Two

12' 11" into wardrobe x 8' (3.94m into wardrobe x 2.44m)
With a window to the rear aspect, fitted wardrobes, carpet and a radiator.

Bedroom Three

9' 5" x 6' 2" (2.87m x 1.88m)
With a window to the front aspect, carpet and a radiator.

Family Bathroom

6' 3" x 6' 1" (1.91m x 1.85m)
With a window to the side aspect, bath with mains shower over, floating sink unit, low level WC, partially tiled walls, tiled flooring, and heated towel rail.

Second Floor Landing

Door leading to the master bedroom.

Principal Bedroom

12' 11" x 24' 3" max (3.94m x 7.39m max)
This irregular shaped room with sloping ceilings (restricted head height) four front facing skylights, carpet, hatch access to the loft, a radiator and door leading to the en-suite.

En-Suite

6' 5" x 7' 2" (1.96m x 2.18m)
With a rear facing skylight, shower cubicle, vanity sink unit, low level WC, partially tiled walls, tiled flooring, and heated towel rail.

General Description Outside

Approaching the property to the front with a driveway to the side (with a car charging point) and side gate access through to the rear garden. The rear garden is mainly laid to lawn with a small patio area.

Agents Note:

'All services/appliances have not and will not be tested'



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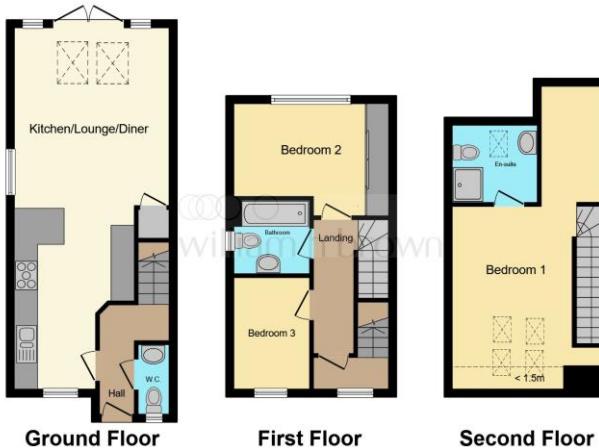
Queen Eleanor Avenue, Grantham

- Semi-Detached Town House
- Open Plan Living Accommodation
- Driveway and Enclosed Rear Garden
- 'CHAIN FREE'
- 'SOLD AS SEEN'

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£235,000



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Property Ref:
GST113387 - 0006

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Please note the marker reflects the postcode not the actual property

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