



**GUIDE PRICE**  
**£215,000**  
**Fifth Avenue**  
Grantham, NG31  
Freehold - Council Tax Band - B  
EPC - C

## PROPERTY SUMMARY

Secure My Sale Estate Agents Grantham are delighted to bring this charming three-bedroom semi-detached home to the market, nestled in the highly desirable area of Fifth Avenue, that presents an excellent opportunity for families seeking a spacious and modern home. Recently renovated, the property is in fantastic condition, offering a fresh and inviting atmosphere throughout.

Upon entering, you will find a well-proportioned reception room that serves as a perfect space for relaxation and entertaining. The three bedrooms are generously sized, providing ample room for family members or guests. The layout of the house is designed to maximise space and comfort, making it an ideal choice for growing families.

The property boasts a large driveway, ensuring convenient off-road parking, while the garage adds further practicality for storage or additional vehicle space. The outdoor area is perfect for children to play or for hosting summer gatherings, enhancing the overall appeal of this delightful home.

With its modern renovations and spacious design, this semi-detached house on Fifth Avenue is not just a property; it is a place where cherished memories can be made.

Don't miss out on the chance to make this exquisite property yours! Contact us to book a viewing now.

Your dream home awaits on Fifth Avenue...

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### Ground Floor

Porch - 1.40m x 1.51m (4'7" x 4'11")

Welcoming entrance porch providing a charming introduction to this delightful home.

Lounge Diner - 3.96m x 7.41m (13'0" x 24'4")

Exceptionally spacious reception room beautifully presented to an excellent standard, perfect for modern family living and stylish entertaining.

Kitchen - 2.16m x 3.68m (7'1" x 12'1")

Beautifully appointed modern kitchen finished to an excellent standard, featuring sleek integrated appliances, premium stone worktops, and contemporary cabinetry, ideal for culinary enthusiasts and effortless family living.

### First Floor

Landing - 1.75m x 2.92m (5'9" x 9'7")

Bright first-floor landing providing access to the bedrooms and bathroom, neatly connecting the upper floor accommodation.

Bathroom - 1.76m x 1.60m (5'9" x 5'3")

Modern bathroom fitted with a bath and shower over, low-level WC and wash hand basin, finished to provide a practical and comfortable space.

Main Bedroom - 3.04m x 3.83m (10'0" x 12'7")

Large double bedroom offering impressive proportions, creating a spacious and relaxing retreat.

Bedroom Two - 2.68m x 3.50m (8'10" x 11'6")

Well-sized double bedroom providing comfortable accommodation for family or guests.

Bedroom Three - 2.04m x 2.54m (6'8" x 8'4")

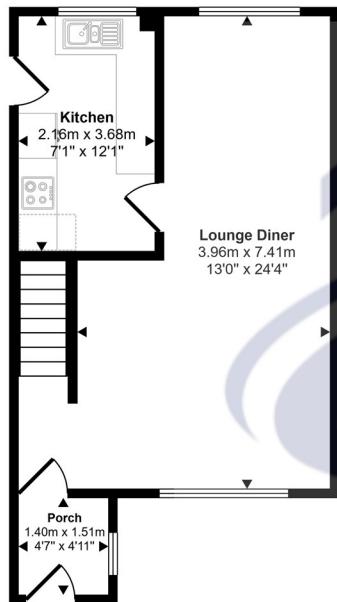
Versatile third bedroom, ideal as a child's room, nursery, or home office.

### Outside

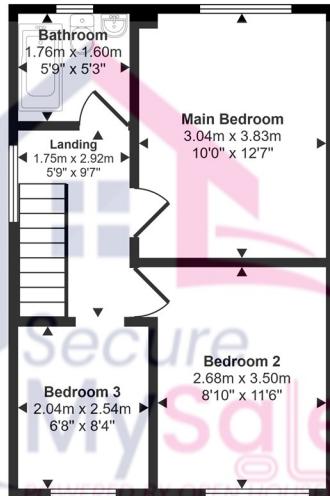
Large front driveway providing ample off-road parking, useful space to the side offering further potential, a garage for additional storage or secure parking, and a spacious rear garden



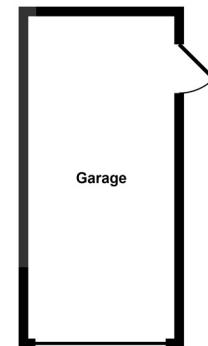
Approx Gross Internal Area  
87 sq m / 933 sq ft



Ground Floor  
Approx 39 sq m / 416 sq ft



First Floor  
Approx 37 sq m / 393 sq ft



Garage  
Approx 12 sq m / 125 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	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		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the