

Seventh Avenue, Grantham NG31 9TD

william h brown

welcome to

Seventh Avenue, Grantham

Well-presented two-bedroom detached bungalow in the sought-after Alma Park area of Grantham. Offering a spacious lounge/diner, garage, off-road parking, gas central heating and double glazing. Conveniently located close to local amenities and excellent transport links.













Entrance
Entering the property through a part glazed door into the entrance hall that extends to the back of the property. Door leading out to the rear garden and part glazed door leading into the inner hall.

Inner Hall
Having a thermostat to the wall, hatch access to the loft, airing cupboard with shelving and housing the emersion heater.

Lounge Diner
16' 11" x 11' 1" Minimum (5.16m x 3.38m Minimum)
This L shaped lounge and dining room has two leaded light windows to the front aspect, three radiators and an air conditioning unit. TV point and telephone point, coving to ceiling and door leading through to the kitchen.

Kitchen
8' 1" x 7' (2.46m x 2.13m)
Boasting a range of units at both floor and eye level, with speckled work surfaces over. Stainless steel sink unit with drainer and mixer tap. Tiled splashbacks to walls. Built in gas oven, electric grill and gas hob with extractor hood above. Plumbing for automatic washing machine, space for further appliances and a wall mounted gas central heating boiler. The kitchen has majority tiling to the walls and a double glazed window to the side aspect.

Bedroom One
12' x 8' 4" To front of Wardrobes (3.66m x 2.54m To front of Wardrobes)
This double bedroom has built in wardrobes to one wall, TV aerial point and coving to ceiling. Double glazed window to the rear aspect and radiator.

Bedroom Two
8' 9" Maximum x 8' 8" (2.67m Maximum x 2.64m)
This second bedroom has a double glazed window to the rear aspect, radiator and coving to the ceiling.

Shower Room
Comprising of a circular shower cubicle, pedestal wash hand basin and low level wc. Majority tiling to the walls, heated towel rail and coving to ceiling. Obscure window to the side aspect.

General Description Outside
The property is situated with full open views over the green. Pathway leading to the front of the bungalow.

To the rear, there is a detached single garage with up and over door, and a further parking space to the front. The garden is mainly laid to lawn and enclosed by fencing with further gated access to the rear.

Single Garage - Up and over door, power and lighting

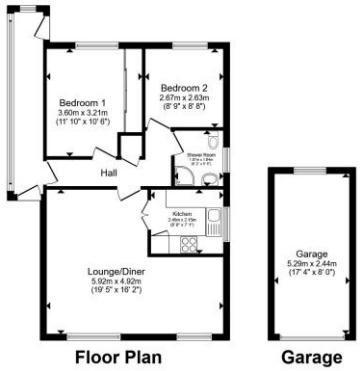
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"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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Seventh Avenue, Grantham

- Detached Bungalow
- Spacious Lounge Diner
- Two Bedrooms
- Shower Room
- Driveway, Garage and Gardens

Tenure: Freehold EPC Rating: C
Council Tax Band: B



Floor Plan Garage

Total floor area 76.5 m² (823 sq.ft.) approx

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.propertybox.io

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guide price

£185,000 - £190,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST113948 - 0003

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