



GRANVILLE AVENUE, NORTHBOROUGH, PE6 9DE
£325,000 FREEHOLD

A fantastic family home beautifully presented throughout and cleverly extended to offer both an open plan flow and additional living space, now with four bedrooms the principal with en suite and dressing room. Generous parking and attractive gardens with a hobby studio.

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

Winkworth

for every step...



ACCOMMODATION

A fantastic location within the ever-popular village of Northborough and catchment of Arther Mellows Village College, you cross the extensive gravel driveway with parking for numerous vehicles and up to the seamlessly extended façade, with composite entrance door opening through to:

ENTRANCE HALL

A bright and welcoming reception hall with stairs to the first-floor accommodation, radiator and power points

SITTING ROOM/DINING

27'3 x 11'3 a lovely long light reception room with UPVC window to the front aspect and UPVC sliding patio doors opening on to the rear gardens, attractive cast fireplace, radiator, power point and finished with wood effect flooring, open plan through to:

KITCHEN

10'11 x 8'10 opening through 17'7 a great space with UPVC window to the rear aspect, comprising a range of modern base and eye level storage units, incorporating straight edge work surface with stainless steel sink and mixer tap over, integrated oven and four ring hob with stainless steel extractor fan over, plumbing and space for dishwasher, breakfast bar and power points

REAR LOBBY

Finished with wood effect flooring

CLOAKROOM

With frosted UPVC window to the side aspect, comprising a modern two-piece suite, low level WC and was hand basin, wood effect flooring

and ceiling spotlights

UTILITY ROOM

9'7 x 7'1 a handy addition to the accommodation with UPVC window to the rear aspect and part glazed door to the rear aspect, comprising a range of base and eye level storage units incorporating solid wood work surface, fridge freezer space, plumbing and space for washing machine, wall mounted boiler, wood effect flooring, power points and ceiling spot lights

FAMILY ROOM

15'4 x 10'3 another fantastic addition to the living space, an ideal family room, with UPVC window to the front aspect, radiator, power points and finished with wood effect flooring.

LANDING

With loft access and recessed storage cupboard

BEDROOM

10'10 x 14'8 a great double bedroom with UPVC window to the front aspect, radiator, power points and wood effect flooring

BEDROOM

11'9 x 9'2 another double bedroom with UPVC window to the rear aspect, radiator, power points and wood effect flooring

BATHROOM

8' x 8'4 with frosted UPVC window to the rear aspect, comprising a modern four-piece suite, low level WC, wash hand basin, panel bath and oversize shower cubicle with rain shower over, chrome heated towel rail, tiled effect flooring, ceiling spotlights and extractor fan.

BEDROOM

9'7 x 8' with UPVC window to the front aspect, radiator, power points and ceiling spotlights

BEDROOM

10'2 x 14'7 (max) 12'2 (min) a lovely light room with UPVC window to the front aspect, radiator, power points and loft access

DRESSING ROOM

7'11 x 6'5 complete with fitted bedroom furniture double and single wardrobes

EN SUITE

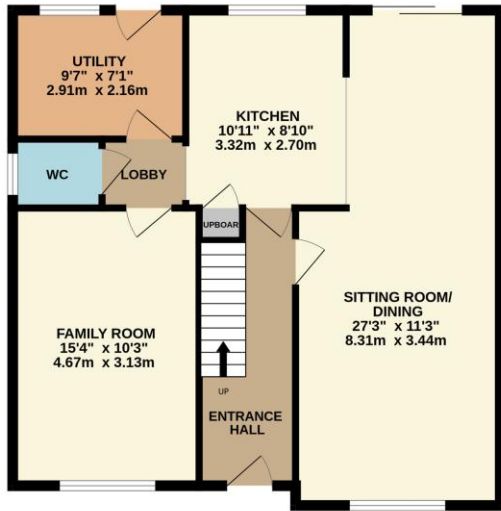
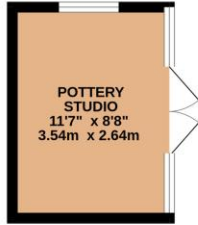
Comprising a quality modern three-piece suite, low level WC, wash hand basin set in vanity unit and oversize shower with rain shower over, tiled splashbacks, chrome heated towel rail, extractor fan and ceiling spotlights.

OUTSIDE

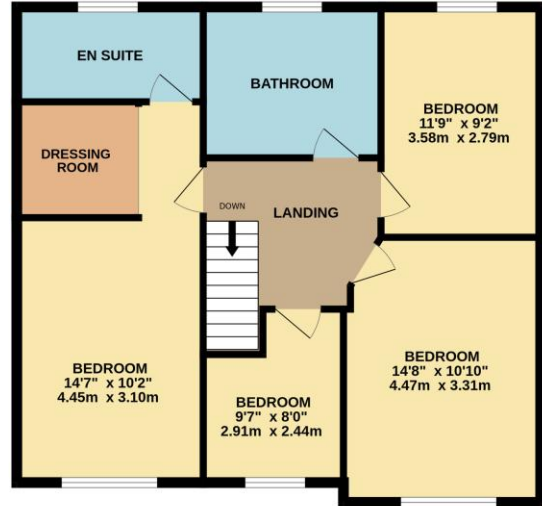
Set within the ever popular village of Northborough, with a wide frontage offering extensive off road parking, gated side access leads to the rear gardens which are enclosed by panel fencing laid to lawns with extended patio seating and mature borders, POTTERY STUDIO 11'7 x 8'8 with power light and cold water connected, further side patio with TIMBER STORE.



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.2 sq.m.) approx.

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.
Made with Metropix ©2025

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.