



**Dexter Avenue, Grantham NG31 7EL**



**welcome to**

**Dexter Avenue, Grantham**

\*GUIDE PRICE £220,000 - £230,000\* - Modern, mid-terrace town house close to some local amenities, the town centre and train station. Spacious versatile accommodation over three storeys which includes four/five bedrooms, newly fitted kitchen, bathroom and en-suite. Allocated parking and garage.



### **Entrance Hall**

Entering the property through a part-glazed door into the entrance hall with carpet, radiator, staircase to the first floor landing, and access into the front reception room, kitchen diner and cloakroom.

### **Cloakroom**

Comprising of a corner wash hand basin with splashback tiling, low level WC and a radiator.

### **Reception Room**

9' 11" x 9' 8" ( 3.02m x 2.95m )

Versatile room which could be used as a bedroom, playroom or just a family area, with a window to the front aspect, carpet, radiator and storage cupboard.

### **Kitchen Diner**

14' 5" x 10' 2" ( 4.39m x 3.10m )

Newly fitted modern kitchen with a window to the rear aspect and having a range of dark grey/blue units to both the floor and eye level with white worktops over, stainless steel sink, drainer and mixer tap with subway tile splashbacks. Integrated double oven, hob with extractor hood. Space for a fridge freezer, washing machine and dishwasher. Tiled flooring, radiator, space for a dining table and patio doors leading out to the rear garden.

### **First Floor Landing**

Landing having a storage cupboard, carpet, radiator, access into the bedroom and lounge and staircase to the second floor landing.

### **Lounge**

14' 5" x 10' ( 4.39m x 3.05m )

Lovely airy room with two windows to the rear aspect, carpet and two radiators.

### **Bedroom One**

12' 4" x 9' 11" ( 3.76m x 3.02m )

With two windows to the front aspect and built-in wardrobes, carpet, radiator and access into the en-suite.

### **En-Suite Shower Room**

Newly fitted en-suite comprising of a shower enclosure, pedestal wash hand basin with splashback tiling, low level WC and a radiator.

### **Second Floor Landing**

With access into the bedrooms and family bathroom.

### **Bedroom Two**

14' 5" x 9' 10" ( 4.39m x 3.00m )

With two windows to the front aspect, fitted wardrobe, carpet and a radiator.

### **Bedroom Three**

10' x 7' 3" ( 3.05m x 2.21m )

With a window to the rear aspect, carpet and a radiator.

### **Bedroom Four**

9' 11" x 6' 11" ( 3.02m x 2.11m )

With a window to the rear aspect, carpet and a radiator.

### **Family Shower Room**

7' x 5' 7" ( 2.13m x 1.70m )

Newly fitted shower room comprising of a double shower unit, vanity sink unit, low level WC, heated towel rail and tiling to the walls and floor.

### **General Description Outside**

Field views to the front of the property. The low maintenance rear garden features a paved patio area, raised seating area, gravel with space for pots and planters. Gate from the rear garden leads to a garage and allocated parking space.

### **Agents Note:**

Freehold property with annual service charges of approximately £305



**view this property online** [williamhbrown.co.uk/Property/GST113522](http://williamhbrown.co.uk/Property/GST113522)



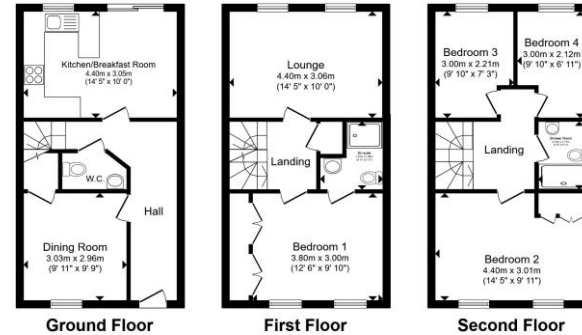
welcome to

## Dexter Avenue, Grantham

- Mid-Terraced Town House
- Well Presented Throughout
- Spacious Versatile Accommodation
- Newly Fitted Kitchen, Bathroom and En-Suite
- Landscaped Garden, Allocated Parking & Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C



Total floor area 109.2 m<sup>2</sup> (1,176 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 inspections. Powered by [www.propertybox.co](http://www.propertybox.co)

william  
h brown

guide price

**£220,000 - £230,000**



**view this property online** [williambrown.co.uk/Property/GST113522](http://williambrown.co.uk/Property/GST113522)



Property Ref:  
GST113522 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01476 566363**



[Grantham@williambrown.co.uk](mailto:Grantham@williambrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williambrown.co.uk](http://williambrown.co.uk)

Please note the marker reflects the  
postcode not the actual property