



Kingston Avenue, Grantham



- Two Double Bedrooms
- Well-Presented Throughout
- Mid-Terrace Property
- Landscaped Rear Garden
- Two Parking Spaces
- Kitchen / Diner
- Freehold
- EPC rating D



This well-presented two-bedroom mid-terrace home combines modern interiors with comfortable living space and a generous rear garden. The property sits on a quiet one-way section of the street, creating a more peaceful residential environment. Externally, the home has been carefully maintained and features contemporary grey-finished uPVC windows and doors that give the property a smart, modern appearance. The internal accommodation briefly comprises as follows: Entrance Hall, Lounge, Kitchen / Diner, Two Double Bedrooms and a Family Bathroom. Viewing highly advised to appreciate the quality of accommodation on offer!

GRANTHAM

The property is within walking distance of local amenities, the town centre and railway station. Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.



ENTRANCE HALL

LOUNGE

3.44m x 3.35m (11'4" x 11'0")

KITCHEN / DINER

4.39m x 3.45m (14'5" x 11'4")

LANDING

BEDROOM ONE

3.94m x 3.42m (12'11" x 11'2")

BEDROOM TWO

2.62m x 3.42m (8'7" x 11'2")

FAMILY BATHROOM

2.48m x 1.52m (8'1" x 5'0")



DIRECTIONS

From the High Street proceed south taking the right turn at the traffic lights on to Wharf Road (A52). Join the right-hand lane at the traffic lights still following the A52 on to Sankt Augustin Way and take the left turn under the railway bridge on to Dysart Road. Take the right turn on to Kingston Avenue and the property is on the left-hand side

SERVICES

Mains gas, electricity, water and drainage are connected

COUNCIL TAX

The property is in Council Tax Band A

AGENTS NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

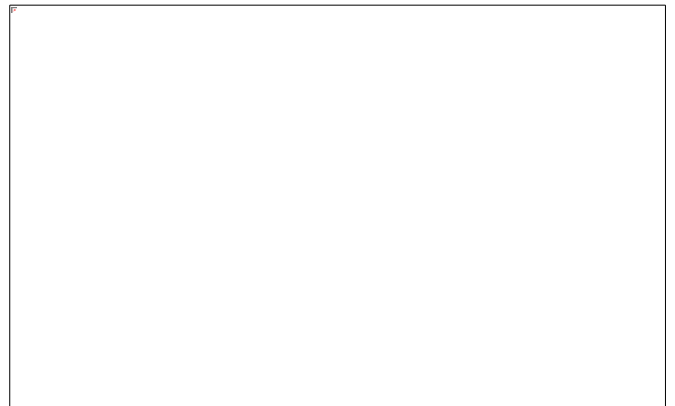
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

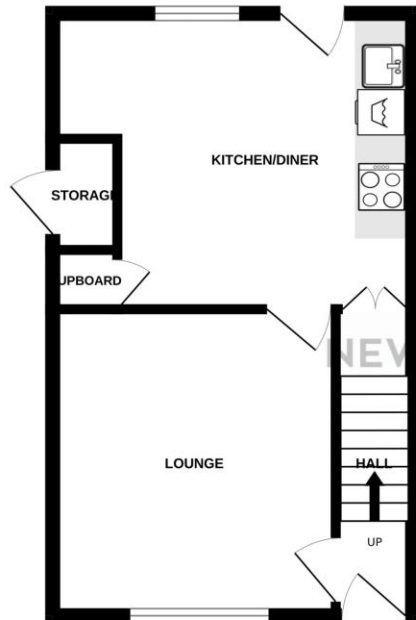
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

For more information please call in the office or telephone 01476 591900.

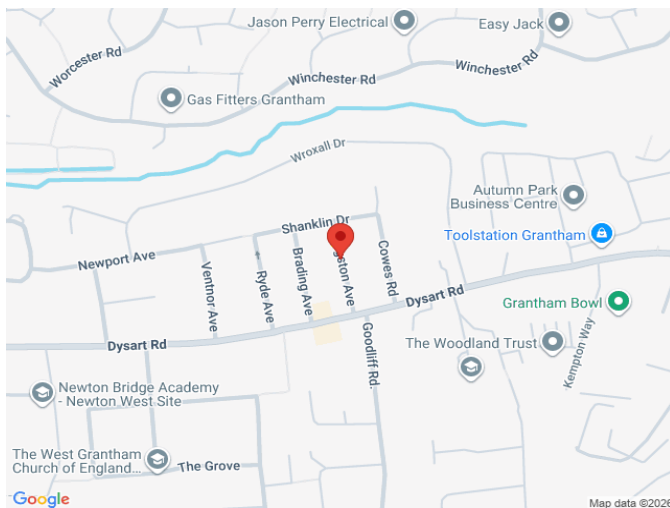


Floorplan

GROUND FLOOR



1ST FLOOR



Newton Fallowell

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