



First Avenue, Grantham



- Three Double Bedrooms
- Well-Presented Interior
- Popular Residential Location
- Driveway + Garage
- Bathroom + En-Suite Shower Room
- Open-Plan Kitchen / Diner
- Freehold
- EPC rating C



Set in a sought-after area of Grantham, this beautifully extended semi-detached home offers spacious, versatile living ideal for modern family life. The accommodation begins with a welcoming entrance hall leading to a comfortable lounge and a stunning kitchen /diner—perfect for entertaining and everyday living. A bright conservatory opens out to the garden, creating a seamless indoor-outdoor feel.

Upstairs, the property boasts three generous double bedrooms, including an impressive principal bedroom with its own en-suite, complemented by a stylish modern family bathroom.

Outside, the home continues to impress with an integral garage, private driveway parking, and a beautifully enclosed, south-facing rear garden—an ideal suntrap for relaxing, dining, and family time. In addition, an outbuilding at the bottom of the garden offers an ideal project for someone to either turn into a summer house or shed space!

Grantham is a thriving and well-connected market town, conveniently located just off the A1 and easily accessed via the A52 from Nottingham.



With excellent rail links to major cities including Peterborough and Nottingham, and direct services to London King's Cross in approximately 65 minutes from Grantham Train Station, it's perfect for commuters. The town also offers a vibrant mix of cafes, restaurants, boutiques, and high-street shops, along with excellent local schooling, including the highly regarded The King's School and Kesteven and Grantham Girls' School (KGGS)

GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops close by on Barrowby Gate including a Tesco Express and a Co-op Pharmacy. The Poplar Farm Primary School and Belvoir Vets are within a short walk.

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.

ACCOMMODATION

PORCH

LOUNGE 3.66m x 5.78m (12'0" x 19'0")

KITCHEN / DINER 2.82m x 7.06m (9'4" x 23'2")

CONSERVATORY 2.98m x 3.78m (9'10" x 12'5")



LANDING

OFFICE SPACE 1.91m x 1.93m (6'4" x 6'4")

BEDROOM ONE 4.17m x 3.14m (13'8" x 10'4")

EN-SUITE 2.12m x 1.7m (7'0" x 5'7")

BEDROOM TWO 3.57m x 2.63m (11'8" x 8'7")

BEDROOM THREE 3.42m x 3.56m (11'2" x 11'8")

FAMILY BATHROOM 1.86m x 3.16m (6'1" x 10'5")

GARAGE





SERVICES

Mains water, gas, electricity 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.

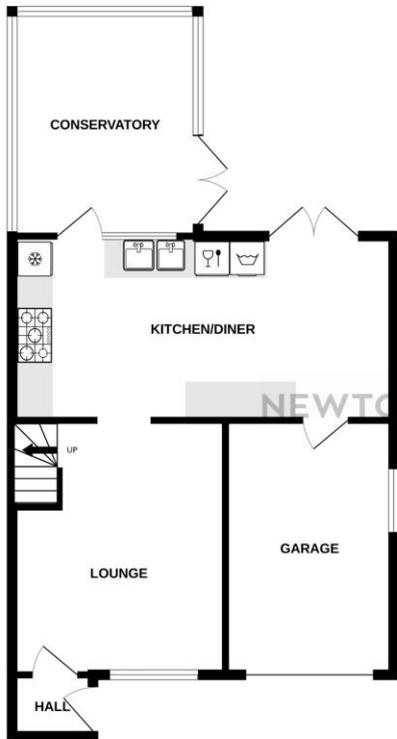
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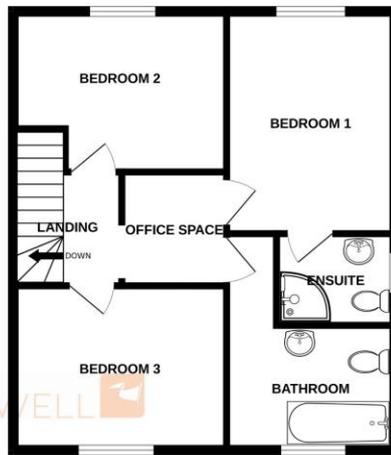
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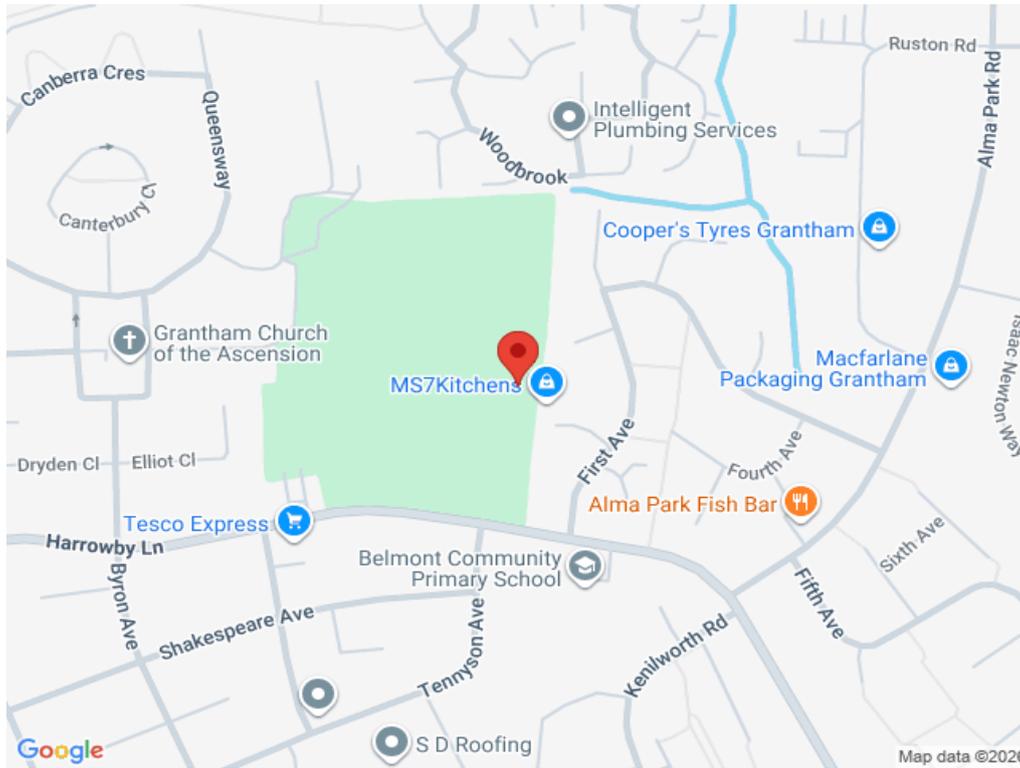
For more information please call in the office or telephone 01476 591900.

GROUND FLOOR



1ST FLOOR





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