



**Connells**

Ninth Avenue  
Grantham





## Property Description

Connells are pleased to bring to the market this well-presented two-bedroom property offering bright and spacious accommodation arranged over two floors, complemented by a conservatory and a detached garage with driveway and a carport.

The ground floor comprises a entrance hall with access to a ground floor shower room, a kitchen, and a generous lounge providing comfortable living space. From the lounge, doors lead into a conservatory, creating an additional reception area ideal for dining, relaxing, or enjoying views of the garden.

To the first floor are two well-sized double bedrooms.

Externally, To the front of the property there is a driveway leading to the gated carport. To the rear there is a private enclosed rear garden mainly laid to lawn with a small patio area and a single garage.

Viewings is highly recommended. Call Connells today for more details and to arrange your viewing.

## Ground Floor

### Entrance Hall

With doors leading to the lounge, kitchen and the shower room. Stairs leading to the first floor. tiled flooring and a radiator.

## Lounge

With patio doors leading to the conservatory, laminate flooring, radiator.

## Conservatory

With windows to all sides, patio doors leading to the rear garden, wood laminate flooring.

## Kitchen

Double glazed window to the front, wood laminate flooring, range of wall and base units, space for free standing appliances.

## Shower Room

Double glazed window to the front, wood laminate flooring, W.C, wash hand basin with vanity unit, towel radiator, corner shower.

## First Floor

## Landing

With doors leading to two double bedrooms, carpet, loft access.

## Bedroom One

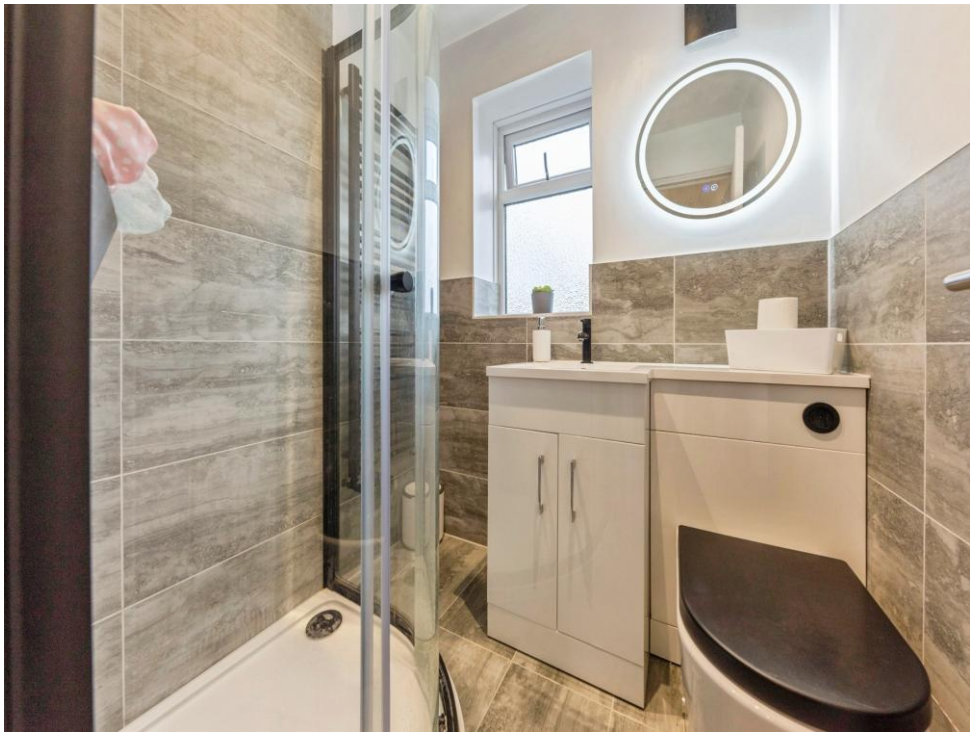
Double bedroom, double glazed window to the rear, carpet, radiator, storage cupboard.

## Bedroom Two

Double bedroom, double glazed window to the front, carpet, radiator, storage cupboard.

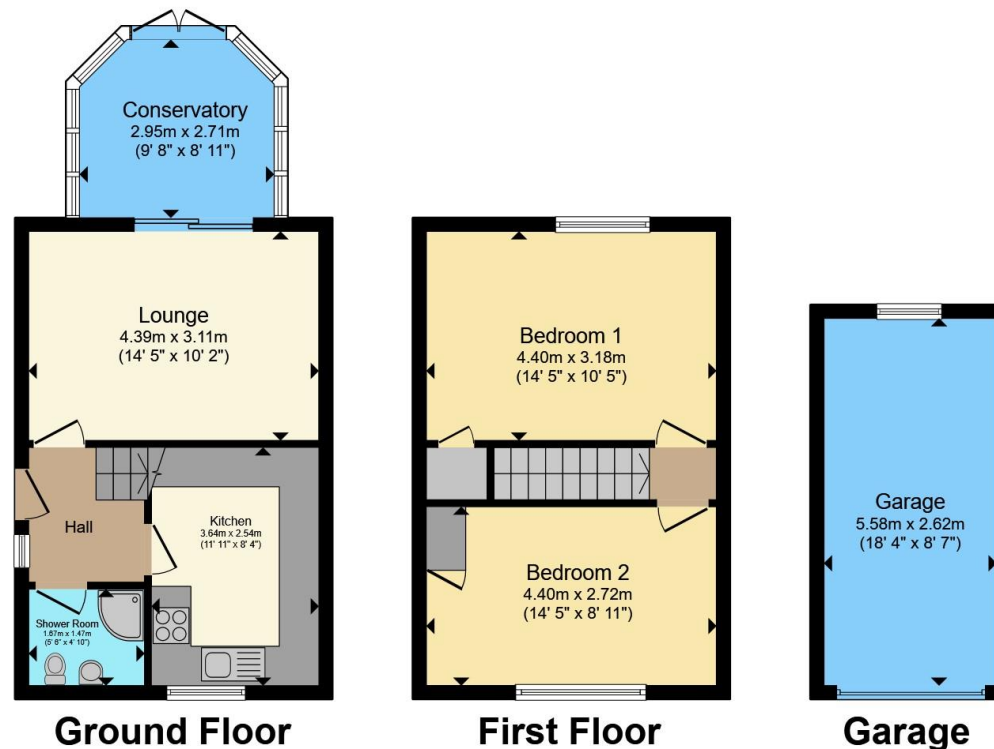












Total floor area 83.4 m<sup>2</sup> (898 sq.ft.) approx

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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309369](http://connells.co.uk/Property/GRM309369)**



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