

Queen Eleanor Avenue, GRANTHAM NG31 8PT

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welcome to

Queen Eleanor Avenue, GRANTHAM

GUIDE PRICE £245,000 - £250,000 - Modern and beautifully presented throughout, this spacious home boasts an impressive principal bedroom suite and a stylish contemporary kitchen. Benefitting from a private driveway and commuter links, this fantastic property is offered to the market with NO CHAIN.













Entrance
Entering the property to the front through a part glazed door into the entrance hall with wood effect flooring, radiator, staircase to the first floor landing and access into the downstairs cloakroom and kitchen.

Downstairs Cloakroom
With a window to the front aspect, wash hand basin, low level WC, wood effect flooring and a radiator.

Kitchen
14' 9" x 9' 10" Widest Point (4.50m x 3.00m Widest Point)
With a window to the front aspect and having a range of modern shaker style units with worktops over, stainless steel sink, drainer and mixer tap. Integrated appliances including a double oven, gas hob with extractor fan above, fridge freezer and dishwasher. Space for a washing machine, spotlights to the ceiling and wood effect flooring.
Open through to the dining lounge area.

Lounge Diner
16' 2" x 13' (4.93m x 3.96m)
Light and airy lounge diner having a window to the side aspect, skylight windows to the rear with French doors leading out to the rear garden. Providing an understairs storage cupboard, wood effect flooring and spotlights to the ceiling.

First Floor Landing
Having a window to the front aspect and access into two bedrooms and the family bathroom. Staircase rising to the second floor principal bedroom.

Bedroom Two
12' 11" x 8' Minimum (3.94m x 2.44m Minimum)
With a window to the rear aspect, carpet and a radiator.

Bedroom Three
9' 5" x 6' 3" (2.87m x 1.91m)
With a window to the front aspect, carpet and a radiator.

Family Bathroom
6' 4" x 6' 3" (1.93m x 1.91m)
This modern bathroom features a window to the side aspect and comprises of a bath with shower over, vanity sink unit, low level WC, partial tiling to the walls, heated towel rail, wood effect flooring and spotlights to the ceiling.

Principal Bedroom - Second Fl
24' Widest Point x 12' 11" (7.32m Widest Point x 3.94m)
Spacious bedroom with skylight windows to the front aspect, carpet, two radiators, hatch access to the loft and access into the en-suite. Sloping ceiling (restricted head height).

En-Suite Shower Room
With a skylight window to the rear aspect and comprising of a shower cubicle, vanity sink unit, low level WC, partial tiling to the walls, wood effect flooring, spotlights to the ceiling, heated towel rail and sloping ceiling (restricted head height).

General Description Outside
Open to the front with a small shrubbed area and pathway to the front door. Driveway to the side for approximately two vehicles. Gated access through to the rear.
The rear garden is mainly laid to lawn with a small paved patio area, shed and enclosed by fencing.

Agents Notes:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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- Three Storey Townhouse Stilll Under Builders Warranty
- Modern fitted kitchen with integrated appliances
- French doors and rooflights providing excellent natural light
- Spacious top-floor principal bedroom with en-suite
- Driveway for Off-Road Parking

Tenure: Freehold EPC Rating: B
Council Tax Band: C



Total floor area 98.3 m² (1,058 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

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guide price

£245,000 - £250,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST113920 - 0003

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