



8 Queen Eleanor Avenue, Grantham
Grantham

£250,000

DavidGrace





8 Queen Eleanor Avenue

Grantham, Grantham

Stylish 3-bed semi on popular Colley's Estate with a bright lounge, open-plan kitchen/diner with Velux windows, garden with versatile garden room, and double driveway—ideal for modern family living.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Bedroom Semi Detached Home on Popular Colley's Estate
- Spacious and Cozy Living Room
- Bright Open-Plan Kitchen/Diner - Great for Entertaining
- Family Bathroom with Bath and Shower Plus Downstairs WC
- Two Double Bedrooms and One Single
- Thoughtfully Designed and Decorated
- Lovely West-Facing Garden
- Large Fully Insulated Garden Room with Air-con - Perfect as Studio, Home Office or Snug
- Driveway with Space for 2 Cars
- EPC - B

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Entrance Hall

Lounge

14' 9" x 10' 2" (4.50m x 3.10m)

Kitchen/Diner

17' 5" x 16' 5" (5.30m x 5.00m)

WC

Landing

Master Bedroom

11' 2" x 8' 10" (3.40m x 2.70m)

Bedroom 2

10' 2" x 8' 10" (3.10m x 2.70m)

Bedroom 3

8' 6" x 6' 3" (2.60m x 1.90m)

Bathroom

Home Office/Garden Room

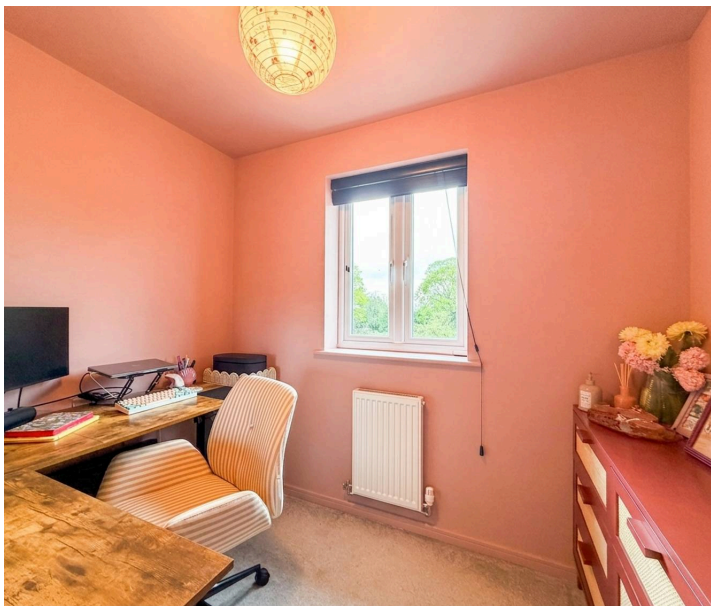
16' 5" x 8' 2" (5.00m x 2.50m)





GARDEN

OFF STREET



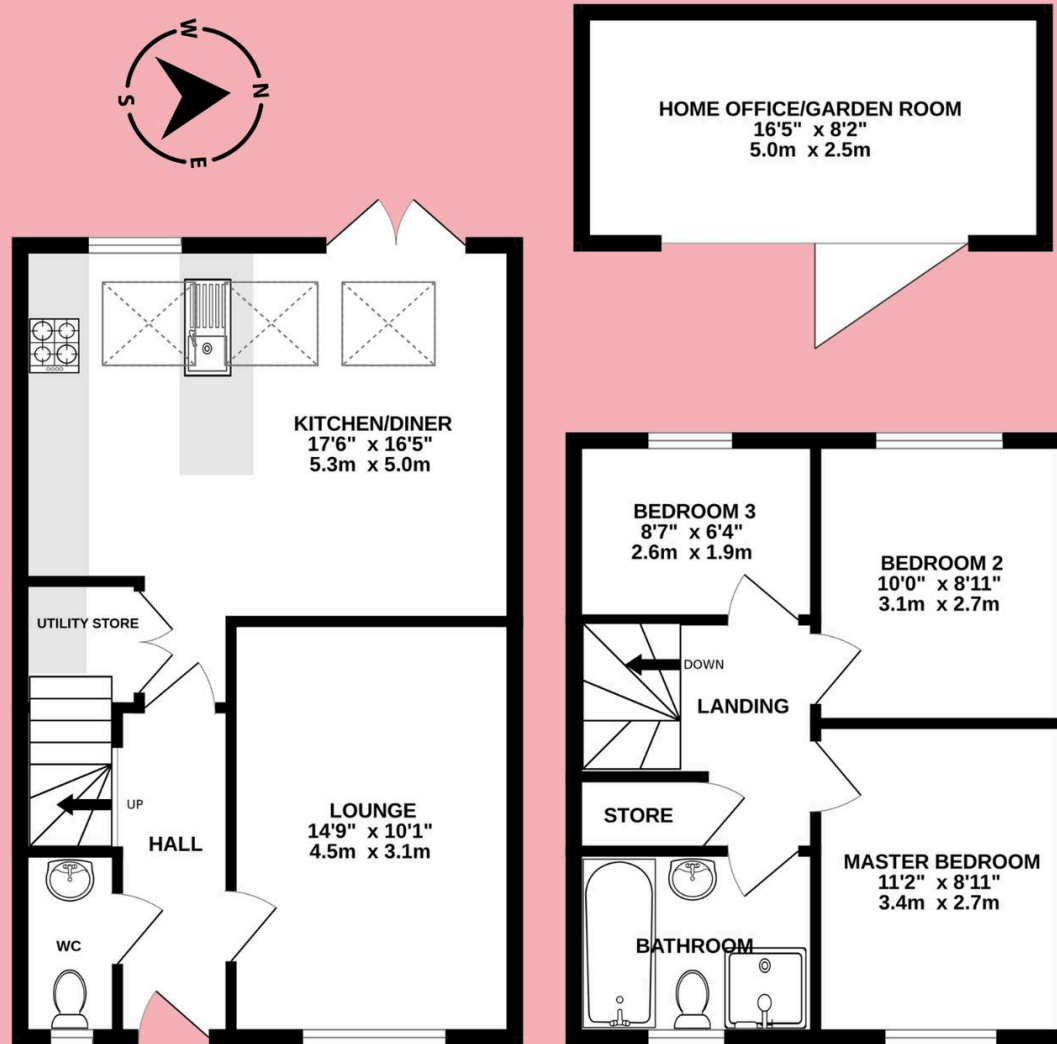
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Approx Internal Area: 999 sq ft/ 92.8 m²

Approx Garden Room Area: 135 sq ft/ 12.5 m²

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A NEWTON FAMILY ESTATE AGENCY



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and 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).



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