



East Avenue, GRANTHAM NG31 7PW

welcome to

East Avenue, GRANTHAM

Three bedroom family house with two reception rooms, kitchen with utility storage area, three bedrooms and family bathroom. Large family garden to the rear. Garage for storage purposes (as no access for a car). Presented to a good standard. Viewing recommended.



Entrance

The entrance hall has wood effect flooring, staircase to the first floor, window to the side aspect and a radiator.

Lounge

12' 4" x 11' 11" (3.76m x 3.63m)

With window to the front, radiator, wood affect flooring, archway leading to the dining room.

Dining Room

12' 1" x 8' 5" (3.68m x 2.57m)

With wood effect flooring, double doors leading to the garden, radiator.

Kitchen

9' 4" x 8' (2.84m x 2.44m)

Having a range of grey units at both floor and eye level with worktops over, built in electric oven, gas hob and extractor hood above. Stainless steel sink unit with a single drainer, built in dishwasher, space for a fridge freezer, tiles to the floor and the walls, window to the rear and back door leading to the garden.

Utility Storage Space

This conveniently created utility area has space for a washing machine, tumble dryer and also houses the boiler.

First Floor Landing

Landing area with a window to the side aspect, carpeted flooring, radiator. Hatch access to the loft, and a built in storage cupboard.

Bedroom One

10' 7" x 8' 3" (3.23m x 2.51m)

With a window to the rear aspect, wood effect flooring, radiator, and a built-in wardrobe.

Bedroom Two

11' 11" x 8' 7" (3.63m x 2.62m)

With a window to the front aspect, radiator, and carpet flooring.

Bedroom Three

8' 1" x 9' (2.46m x 2.74m)

With window to the front aspect, wood effect flooring, built-in storage cupboard, radiator.

Bathroom

8' 4" x 5' 5" (2.54m x 1.65m)

Family bathroom to include a bath with a shower over, vanity sink unit with cupboard beneath, low level wc, heater towel rail. Wood effect flooring, and windows to the front and side aspects.

Outside

Open to the front with gravel, perfect for pots and planters.

Side gate providing access rear of the property where there is a decking area. The garden is mainly laid to lawn, with a fence around. There is a small garage within the rear garden which is ideal for storage only, as not accessible for vehicles.



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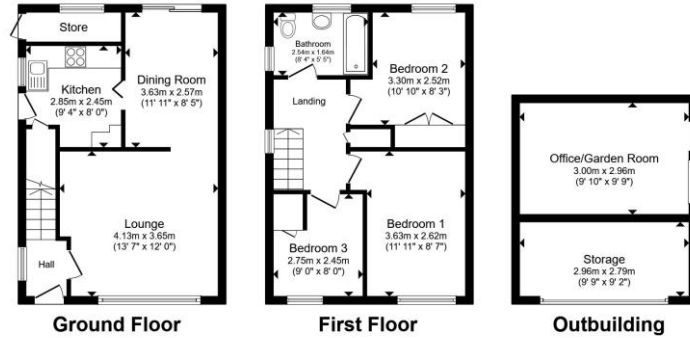


welcome to

East Avenue, GRANTHAM

- SPACIOUS FAMILY HOUSE
- LOUNGE AND SEPARATE DINING ROOM
- THREE BEDROOMS AND FAMILY BATHROOM
- LARGE REAR GARDEN
- GARAGE FOR STORAGE

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



£198,000

Total floor area 102.4 m² (1,102 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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Please note the marker reflects the postcode not the actual property



Property Ref:
GST114423 - 0005

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william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk