



Ninth Avenue, Grantham NG31 9TF

welcome to

Ninth Avenue, Grantham

Well-presented two bedroom house situated on the outskirts of Grantham. Boasting two double bedrooms, kitchen, living room and conservatory. With a driveway and enclosed rear garden, this would ideally suit first time buyers or a young family. To view call 01476 566363.



Entrance

Entrance hall with wood effect flooring and radiator.

Lounge

14' 5" x 10' 6" (4.39m x 3.20m)

With wood effect laminate flooring, radiator and double doors leading to conservatory.

Kitchen

11' 7" x 8' 2" (3.53m x 2.49m)

Having a range of wood effect units at both floor and eye level with worktops over, stainless steel sink and drainer, built in electric oven, with a gas hob and extractor hood above. Space for washing machine, fridge freezer and dishwasher, wall mounted central heating boiler. Laminate wood effect flooring and window to the front aspect.

Conservatory

11' 10" x 9' 7" (3.61m x 2.92m)

This lovely addition to this home, is glazed with a dwarf wall, with a glazed door leading out to the rear garden, and double doors leading through into the lounge.

Bathroom

Recently modernised to include a bath with a shower over, fitted vanity sink unit, low level wc, tile effect wooden flooring, mermaid boards to the walls, heated towel rail and window to the front aspect.

First Floor Landing

With carpeted flooring and hatch access to the loft.

Bedroom One

14' 5" x 10' 6" (4.39m x 3.20m)

A very good size bedroom with a window to the rear aspect, carpeted flooring and a radiator.

Bedroom Two

14' 6" x 8' 10" (4.42m x 2.69m)

This second double bedroom with a window to the front aspect, laminate wood flooring, radiator, and built in airing cupboard.

Description Outside

To the front of the property, there is a front garden and a driveway for off road parking.

Gateway leading to the rear garden. The rear garden is mainly laid to grass with a feature paved patio area ideal for outside dining, fully enclosed with a fencing surround and also to include a shed.



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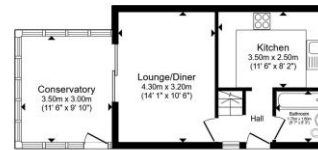
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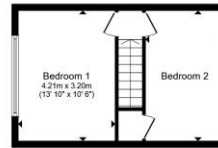
- Very well presented two bedroom house
- On the outskirts of town
- Two double bedrooms
- Kitchen, living room and conservatory
- Driveway and enclosed rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A



Ground Floor



First Floor

Total floor area 69.7 m² (750 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

£175,000 - £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114456 - 0008

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