



114 Denton Avenue,
Grantham, Lincolnshire, NG31 7JH

NEWTONFALLOWELL 

**114 Denton Avenue,
Grantham, Lincolnshire, NG31 7JH
£179,950**

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located on the outskirts of Grantham, is this well presented detached bungalow that is positioned upon a generous plot and would be ideal for the green-fingered gardener! The accommodation comprises of Entrance Hall, lounge, Kitchen Diner, Utility/Side Lobby, Inner Hallway, TWO DOUBLE BEDROOMS and a modern Shower Room. The property also benefits from UPVC double glazing and gas fired central heating which is powered by a modern combination boiler. Outside of the property, to the front, there is a set of double gates giving access to a driveway and a lawned front garden adding to the kerb appeal. To the rear there are larger than expected gardens, with a variety of seating areas and a timber shed for storage. This bungalow is being sold with no onward chain.

ACCOMMODATION

ENTRANCE HALL

5'2" x 5'0" (1.57m x 1.52m)

With uPVC half obscure double glazed entrance door, tall standing uPVC double glazed window to the front aspect.



LOUNGE

12'7" x 12'2" (3.84m x 3.71m)

With uPVC double glazed window to the front aspect and single radiator.

INNER HALLWAY

With loft hatch access.

BEDROOM ONE

11'3" x 10'8" (3.43m x 3.25m)

Having uPVC double glazed window to the front aspect, single radiator and cupboard housing the Worcester Bosch gas fired combination boiler with linen storage space.

BEDROOM TWO

10'7" x 8'2" (3.23m x 2.49m)

Having uPVC double glazed window to the rear aspect and single radiator.

SHOWER ROOM

6'0" x 5'4" (1.83m x 1.63m)

Having uPVC obscure double glazed window to the rear aspect, single radiator, wall mounted electric fan heater and a 3-piece white suite comprising low level WC, wash handbasin inset to a vanity unit with storage beneath and a shower cubicle with mermaid shower boarding, electric shower within and glazed shower screen.

KITCHEN DINER

9'10" x 9'1" (3.00m x 2.77m)

Having uPVC double glazed window to the rear aspect, single radiator, roll edge work surface with inset stainless steel sink and drainer. base level cupboards and drawers with matching eye level cupboards, space for free-standing gas cooker, recess with shelving for additional storage, space and plumbing for washing machine, door to:

REAR LOBBY

9'3" x 5'6" (2.82m x 1.68m)

Having uPVC double glazed window to the side aspect, uPVC obscure double glazed window to the rear aspect and uPVC half obscure glazed door to the garden, single radiator and built-in cupboard style storage.

OUTSIDE

Double wrought iron gates lead to a driveway and a lawned garden with shrubs to the borders and hedging and brick wall to the boundaries. A pathway to the right-hand side leads through a wrought iron gate to the rear garden. There are patio seating areas across the rear, outside cold water tap and a GENEROUS LAWNED GARDEN with mature shrubs and plants, a second patio seating area, hedging to each boundary and a timber SHED for storage. Behind the shed there is an additional area of garden which runs up to the boundary of Walton Academy, offering potential for a vegetable garden area etc.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B. Annual charges for 2021/2022 - £1,428.23

DIRECTIONS

From High Street continue south on to London Road taking the right turn at the traffic lights adjacent to Pizza Hut on to Springfield Road. Take the left turn on to Harlaxton Road (A607) and left on to Kitty Briggs Lane. Turn left on to Denton Avenue, follow the road and the property is on the left-hand side.



GRANTHAM

The property is situated close to the bus route to town along Denton Avenue itself and is within walking distance of Walton Academy.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

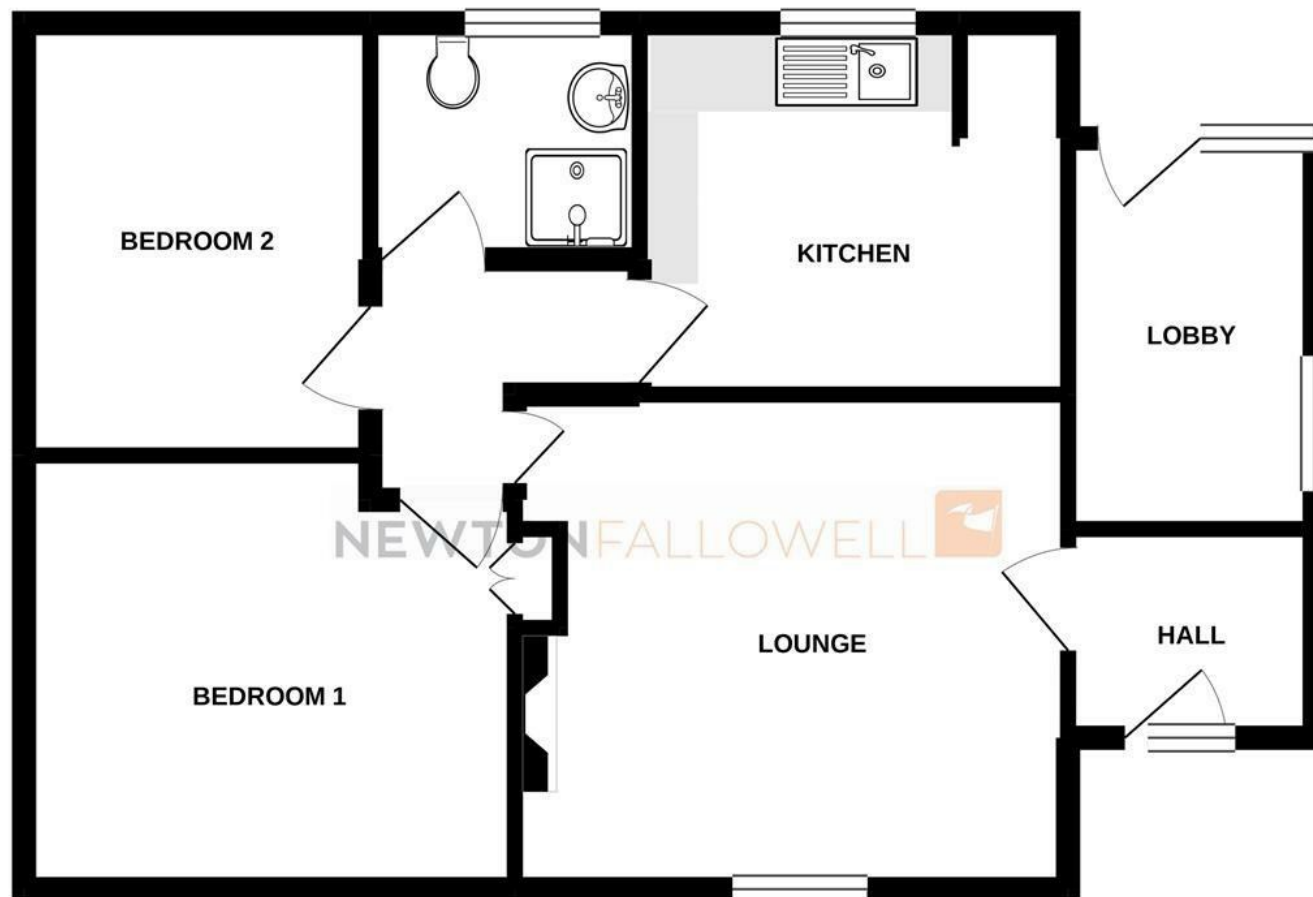
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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