

Sixth Avenue, Grantham, NG31 9TA
Price Guide £200,000



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Council Tax Band: B

Welcome to Sixth Avenue in the charming town of Grantham! This beautiful semi-detached house boasts three bedrooms, one reception room, delightful breakfast kitchen and family bathroom. Outside a single garage, plus two additional open parking spaces, you'll never have to worry about finding a spot for your vehicles.

The property features a stylish family living accommodation, a spacious backyard, and a cosy interior design that will make you feel right at home. The kitchen is perfect for making delicious meals, and the lounge welcomes you with its warm ambiance.

Located on a cul de sac, this property offers plenty of natural light and a peaceful atmosphere. Whether you're relaxing indoors or enjoying the outdoors in the garden, you'll love the work that has been done in recent renovations and contemporary decor throughout the home.

Agents Note: This property belongs to a related person to Secure My Sale Estate Agents

GROUND FLOOR

Entrance Hall: - 12'0" x 5'1"

Laminate flooring, single radiator, access to living room, kitchen and upstairs.

Living Room: - 12'0" x 11'02"

Front aspect, double radiator, electric fireplace, laminate flooring.

Kitchen/diner: - 10'05" x 17'04"

Laminate flooring, washing machine and fridge freezer space, electric hob and oven, access to conservatory.

Conservatory: - 5'01" x 17'01"

New tiled flooring fitted, access to the garden.

FIRST FLOOR

Bedroom One: - 10'08" x 11'0" (Max)

Double bedroom, carpeted throughout, rear facing.

Bedroom Two: - 12'01" x 11'0"

Double bedroom, carpeted throughout, rear facing.

Bedroom Three: - 7'04" x 8'07"

Generous sized single room, carpeted throughout, front facing.

Bathroom: - 5'06" x 5'11"

Three-piece suite, waterfall shower, tiled flooring, partially tiled walls.

OUTSIDE

Garage:

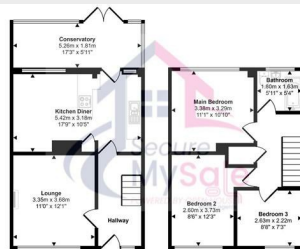
Used as storage, front and rear garage access

Front Garden:

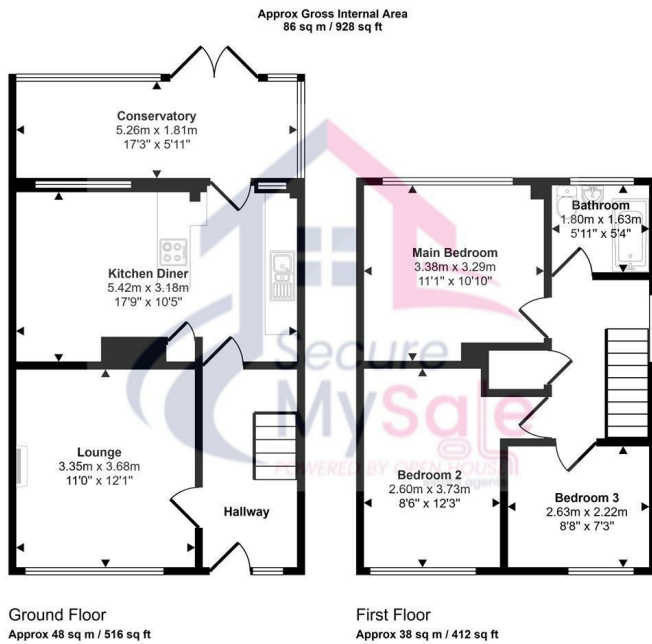
Parking for two vehicles, block paved with a section of gravel.

Rear Garden:

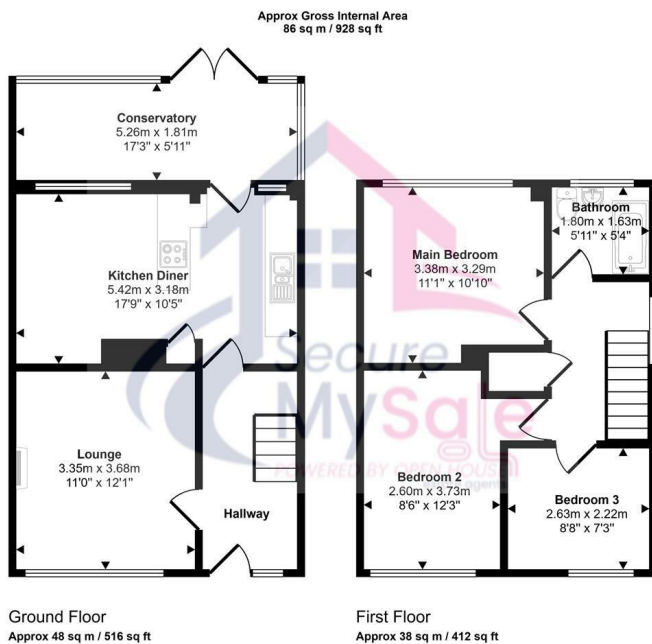
Good size garden with a lawned area and decking to the rear.



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
70		
England & Wales		EU Directive 2002/91/EC