



GUIDE PRICE

£160,000

Second Avenue

Grantham, NG31

EPC - E Council Tax Band - A

Freehold

PROPERTY SUMMARY

Secure My Sale Estate Agents Grantham are delighted to bring this delightful mid-terrace house that offers the perfect blend of comfort and convenience, nestled on the charming Second Avenue in Grantham. Built in 1975, this three-bedroom property boasts spacious rooms that provide ample living space for families or those seeking extra room to breathe.

As you enter, you are welcomed into a generous reception room, ideal for relaxing or entertaining guests. The large kitchen is a standout feature, providing plenty of space for culinary adventures and family gatherings. The property also includes a conservatory, which serves as a lovely spot to enjoy the garden views and natural light throughout the year.

The three well-proportioned bedrooms offer a peaceful retreat, making it easy to unwind after a long day. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for family living.

For those with vehicles, off-road parking and a garage are valuable additions, providing secure and convenient access. The location is particularly appealing, as it is close to local amenities and schools, making it an excellent choice for families or anyone looking to enjoy the vibrant community of Grantham.

This property presents a wonderful opportunity to create a warm and inviting home in a sought-after area. With its spacious layout and convenient features, it is sure to attract interest from a variety of buyers.

Don't miss out on the chance to make this exquisite property yours! Contact us to book a viewing now.

Your dream home awaits on Second Avenue...

Ground Floor

Entrance Hallway - 1.70m x 3.63m (5'7" x 11'11")

Large, welcoming hallway, providing access to all principal rooms.

Kitchen - 2.51m x 3.60m (8'3" x 11'10")

Generous kitchen offering plenty of storage space and ample workspace, ideal for everyday living and family life.

Lounge - 4.35m x 3.65 (14'3" x 12'0")

Impressively large reception room, perfect for relaxing and entertaining guests in comfort and style.

Conservatory - 2.89m x 3.13m (9'6" x 10'3")

Light-filled conservatory with windows on all sides, flooding the house with natural light and creating a seamless connection to the garden.

First Floor

Landing - 2.69m x 0.89m (8'10" x 2'11")

Provides convenient access to both bedrooms and bathroom

Main Bedroom - 3.50m x 2.90m (11'6" x 9'6")

Spacious double bedroom offering ample room for furniture and storage, flooded with natural light.

Bathroom - 1.65m x 2.10m (5'5" x 6'11")

Bedroom Two - 2.45m x 2.28m (8'0" x 7'6")

Light and spacious bedroom with versatile accommodation, ideal for various living needs.

Bedroom Three - 1.78m x 2.89m (5'10" x 9'6")

Attractive bedroom perfect for family use or flexible living space.

Outside

Garage and off-road parking to the front, plus a rear garden ideal for outdoor entertaining and relaxation.

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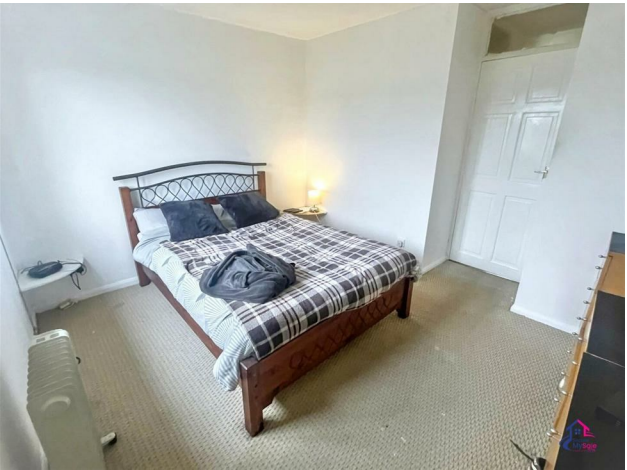
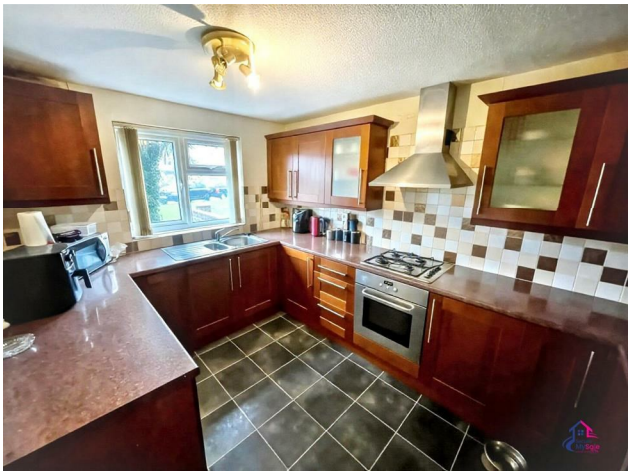


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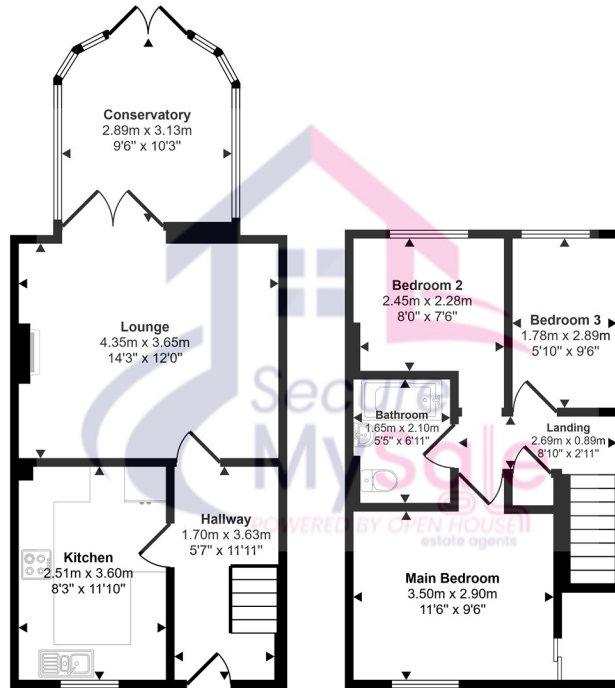


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Approx Gross Internal Area
77 sq m / 825 sq ft



Ground Floor
Approx 42 sq m / 456 sq ft

First Floor
Approx 34 sq m / 369 sq ft

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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the



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