



**1 Dexter Avenue,**  
Grantham, Lincolnshire, NG31 7EL

**NEWTON**FALLOWELL 

**1 Dexter Avenue,  
Grantham, Lincolnshire, NG31 7EL  
£140,000**

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located close to a selection of amenities, schools and the town centre of Grantham, is this semi detached home that requires some cosmetic improvements. The accommodation comprises of Entrance Hall, Cloakroom, Lounge, Kitchen Diner, THREE BEDROOMS with an En-suite to Bedroom One and a Family Bathroom. The property also benefits from uPVC double glazing and gas fired central heating. Outside there are gardens to the front and enclosed gardens to the rear. The property also benefits from an ample driveway which leads to a detached garage. This home is being sold with no onward chain.

**ACCOMMODATION**

**ENTRANCE HALL**

With half obscure entrance door, under stairs storage cupboard.



### CLOAKROOM

Having uPVC obscure double glazed window to the front aspect, single radiator and a 2-piece white suite comprising low level WC and wash handbasin.

### KITCHEN DINER

12'3" x 8'0" (3.73m x 2.44m)

Having uPVC double glazed window to the front aspect, single radiator, roll edge work surface with inset stainless steel sink and drainer with high rise mixer tap over, 4-ring stainless steel gas hob with single electric oven beneath and stainless steel extractor hood above, space and plumbing for washing machine, space for further under counter appliance, space for fridge freezer and gas fired central heating boiler.

### LOUNGE

15'2" x 13'8" (4.62m x 4.17m)

Having uPVC double glazed window to the rear aspect, a set of uPVC double glazed sliding patio doors to the garden, two single radiators and stairs rising to the first floor landing.

### FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, single radiator, loft hatch access, smoke alarm and airing cupboard housing the hot water tank and having shelving.

### BEDROOM ONE

10'10" x 8'6" (3.30m x 2.59m)

Having uPVC double glazed window to the rear aspect, single radiator, two double built-in wardrobes.

### EN SUITE

With single radiator, integrated extractor, shaver socket and a 3-piece white suite comprising low level WC., wash handbasin and a fully tiled shower cubicle having folding glazed shower screen with mains fed shower within.

### BEDROOM TWO

9'7" x 8'6" (2.92m x 2.59m)

Having uPVC double glazed window to the front aspect, single radiator.

### BEDROOM THREE

9'2" maximum\* x 6'5" (2.79m maximum\* x 1.96m)

\* reducing to 7'5". Having uPVC double glazed window to the rear aspect and single radiator.

### BATHROOM

6'4" x 6'3" (1.93m x 1.91m)

Having uPVC obscure double glazed window to the front aspect, single radiator, shaver socket, extractor fan and a 3-piece white suite comprising low level WC, wash handbasin and panelled bath with mixer tap and shower attachment over.

### OUTSIDE

There is a shrubbed garden to the front with pathway to the front entrance door with storm porch covering over. A tarmac driveway offers off-road parking for two cars and leads to the detached garage. Between the back of the property and the garage there is a gate leading on to the rear garden which has a patio, lawn and featherboard fencing to the boundaries.

### DETACHED GARAGE

With up-and-over door, power and lighting and eaves storage space.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band B. Annual charges for 2020/2021 - £1,428.23



## DIRECTIONS

From High Street proceed south taking the right turn at the traffic lights on to Wharf Road and keeping in the right-hand lane at the next traffic lights. Take the left turn under the railway bridge on to Dysart Road and continue along taking the left turn on to Dexter Avenue. The property is on the first one on the left-hand side.

## GRANTHAM

The property is close to local amenities and within easy walking distance of the town centre and railways station. There is also a local bus service along Dysart Road.

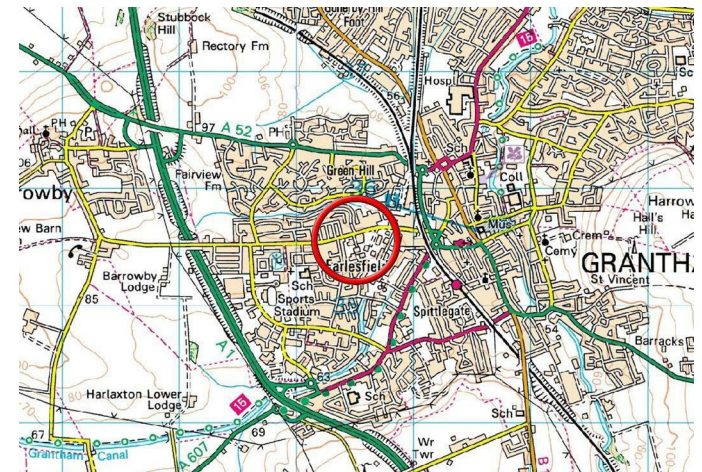
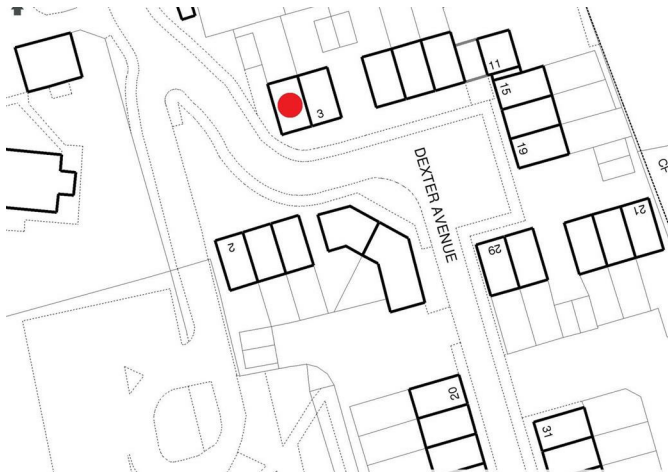
Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with 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

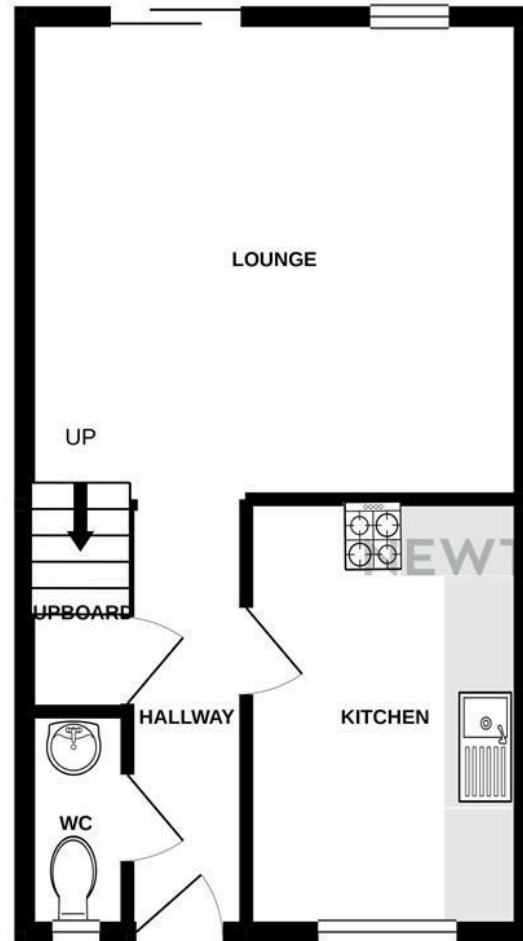
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

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.

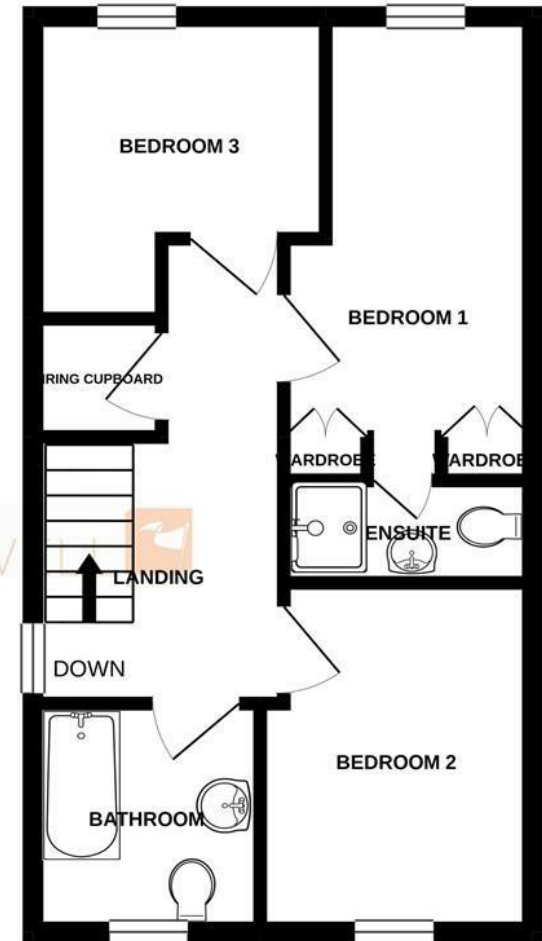


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



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.

For more information please call in the office or telephone 01476 591900.

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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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