



64 Fifth Avenue  
Grantham, Lincolnshire, NG31 9TQ

£219,995

## 3 Bedroom Semi-Detached House

- Freehold
- Extended Semi-Detached Home
- 3 Bedrooms
- Well Presented & Modernised Throughout
- Cloakroom & Family Bathroom
- Modern Kitchen, Lounge, Dining Area
- Block Paved Driveway
- Car Port with Up & Over Door
- Enclosed Rear Garden
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 64 Fifth Avenue, Grantham, Lincolnshire, NG31 9TQ](#)



## Overview

\*Extended Three Bedroom Semi-Detached Home\*

This extended three bedroom semi-detached home is well positioned on the outskirts of Grantham and offers well balanced family accommodation with the benefit of a single storey rear extension that enhances the living space. The extension, completed prior to the current ownership, provides a dedicated dining area which flows naturally from the main lounge, creating an ideal space for both everyday living and entertaining.



The accommodation is arranged over two floors and begins with an entrance porch leading into the main hallway, where there is also the convenience of a ground floor cloakroom. The kitchen is positioned to the rear of the property, while the lounge opens through to the dining room, allowing for a bright and sociable layout. Upstairs, the landing provides access to three bedrooms along with a family bathroom, making the property well suited to growing families or those in need of flexible living space.

Externally, the property benefits from a driveway providing off road parking for two vehicles, which in turn leads to a car port fitted with an up and over door. To the rear is an enclosed garden designed for low maintenance, featuring a decked seating area, a raised and sheltered seating space and areas of artificial lawn, offering a private and practical outdoor environment to enjoy throughout the year.

The home is fitted with uPVC double glazing and gas central heating, contributing to comfortable and efficient living. Situated in a convenient location, the property enjoys close proximity to local amenities while also being within easy reach of Grantham town centre. Grantham offers a wide range of facilities including shops, supermarkets, schools, restaurants, bars, cafés, leisure amenities and healthcare services. The town also benefits from a mainline train station with direct access to London King's Cross in approximately one hour, making this an excellent choice for commuters.







## Fifth Avenue, Grantham, NG31

Approximate Area = 996 sq ft / 92.5 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1405210



## Location



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