



Queen Eleanor Avenue  
Grantham

MOUNT & MINSTER



# Queen Eleanor Avenue

Grantham

A spacious and versatile home in a hugely sought-after location within walking distance of local amenities and schools, conveniently located to all the major transport links that make this superb town so popular for commuters. Beautifully presented throughout, this attractive home offers spacious and versatile accommodation perfectly tailored to modern family living.

- Detached Family Residence
- Spacious Open Plan Kitchen Diner
  - Sitting Room
  - Ensuite to Principle Bedroom
- 2 Further Bedrooms Accompanied By A Large Family Bathroom
- Beautiful Garden with Large Terrace Area
  - Garage and Off Road Parking
- Ideally located close to ammenities



MOUNT & MINSTER

### DESCRIPTION

This beautifully presented home offers spacious and light-filled accommodation, perfectly suited to modern family living. An inviting reception hall welcomes you into the property and provides access to a ground floor WC, a spacious lounge and the impressive open-plan kitchen, dining and breakfast area. Combining space, comfort and modern living, this attractive home offers an excellent opportunity for families and professionals alike

The heart of the home is the superb open-plan kitchen and dining space, enjoying views over the rear garden and featuring double doors opening onto the terrace, ideal for both everyday living and entertaining. The generous lounge also benefits from double doors leading directly into the garden.

To the first floor, the principal bedroom enjoys the luxury of an en-suite shower room, whilst two further well-proportioned bedrooms are served by a stylish four-piece family bathroom.

### OUTSIDE

Externally, the property benefits from a driveway providing off-road parking and access to the garage. The front garden is attractively landscaped with pretty planted borders and a pathway leading to the front entrance.

To the rear, a generous enclosed garden offers an excellent outdoor living space, featuring a large terrace with pergola, ideal for al fresco dining and entertaining. Accessible via double doors from both the lounge and the open-plan kitchen diner, the garden provides a seamless extension of the living accommodation and a wonderful setting for relaxing and socialising.

### LOCATION

Grantham benefits from a fast and reliable rail service into London Kings Cross (1 hour). The town has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa.

Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer shopping village is currently being constructed.

### SCHOOLS

Grantham is well-regarded for the quality of its local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand.

### SERVICES

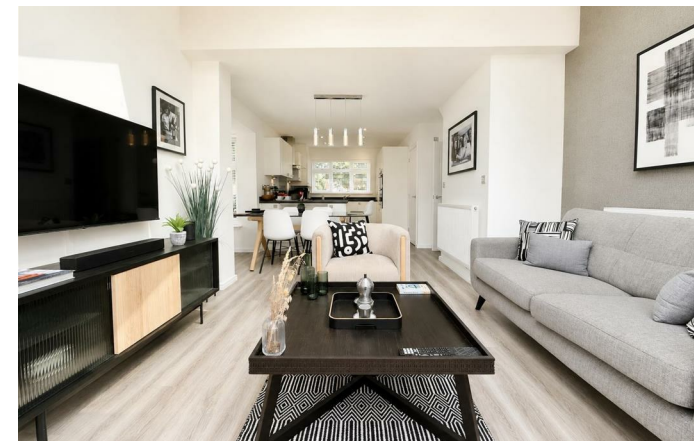
The property is centrally heated throughout with mains gas, water, drainage and electricity.

### ENERGY PERFORMANCE

Rating: B

### COUNCIL TAX

Band: C





**METHOD OF SALE**

The property is offered for sale by Private Treaty.

**TENURE**

Freehold with vacant possession on completion.

**VIEWING**

By prior arrangement with the Agents: 01476 851400

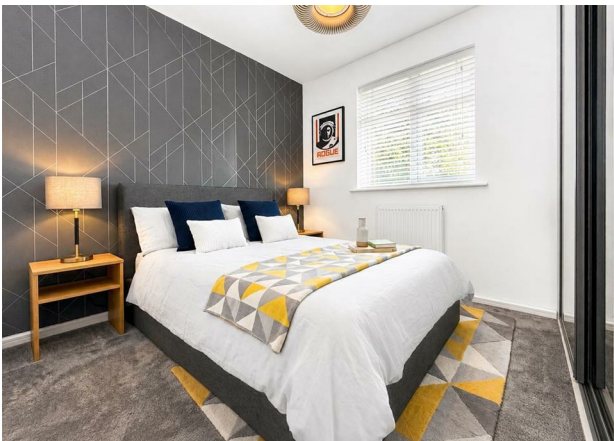
**ADDITIONAL INFORMATION**

For further information, please contact Mount & Minster, Grantham:  
T: 01476 851400  
e: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

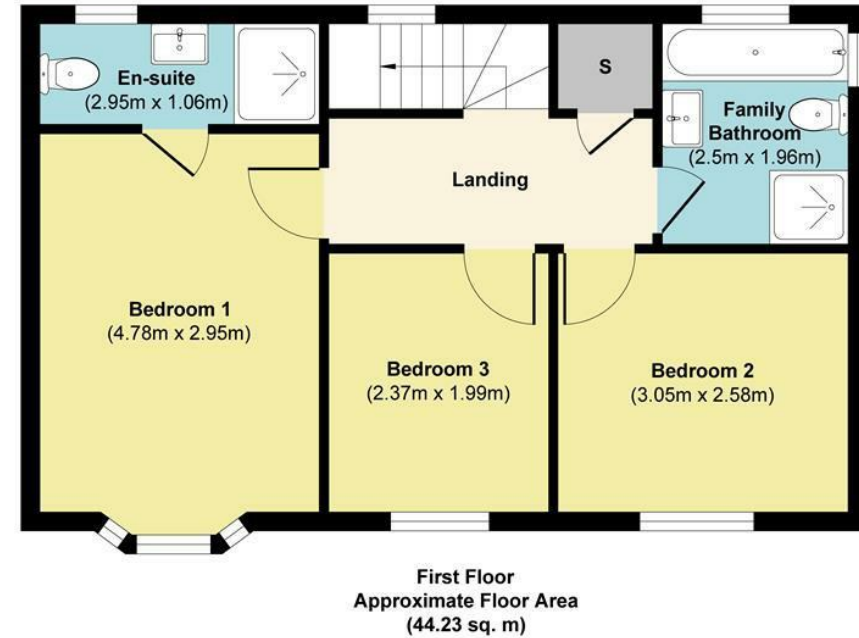
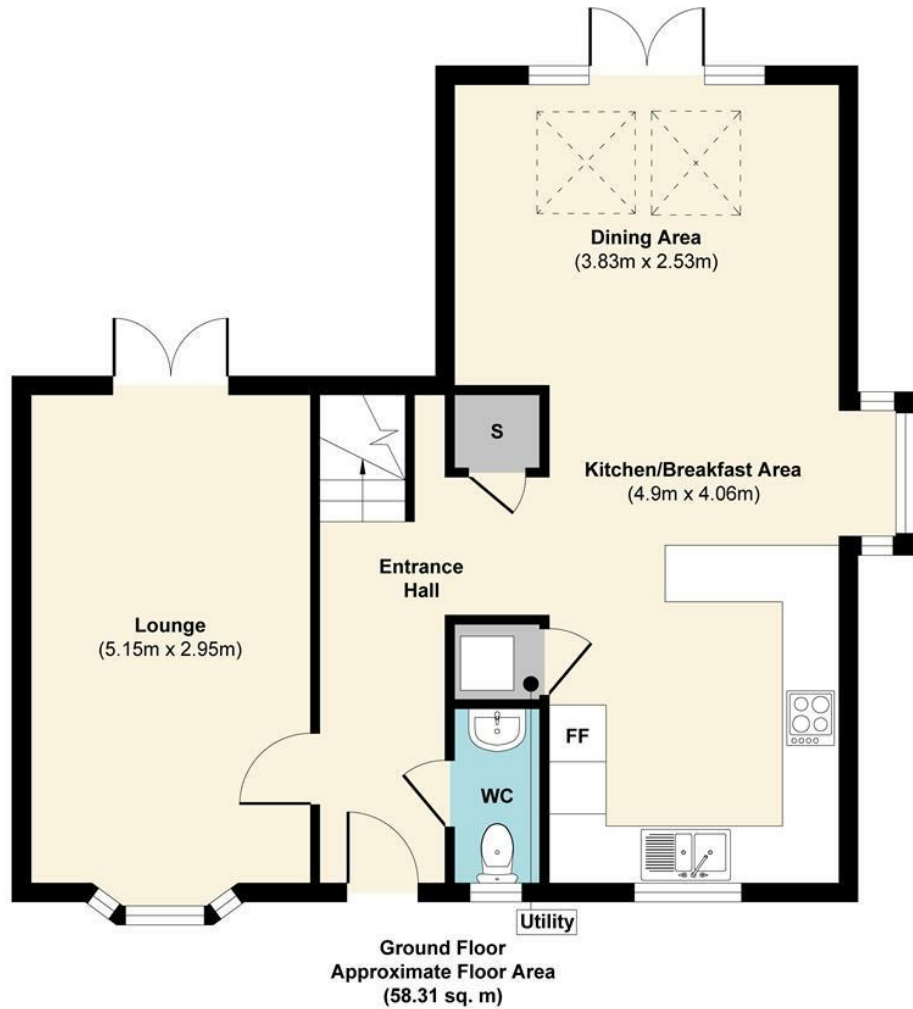
**BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





## Queen Eleanor Avenue



**Approx. Gross Internal Floor Area 102.54 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

