



39 Watt Avenue, Colsterworth, Grantham, NG33 5GL

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

This immaculately presented three-bedroom semi-detached home offers spacious and well-appointed accommodation arranged over three floors, providing an excellent opportunity for tenants seeking a modern and versatile property.

Finished to a high standard throughout, the ground floor comprises a contemporary kitchen diner with ample space for dining and entertaining, together with a comfortable sitting room offering a bright and welcoming living space.

The first floor features two well-proportioned bedrooms and a modern family bathroom, while the entire top floor is dedicated to an impressive principal suite, benefiting from built-in wardrobes and a stylish en-suite shower room, creating a private and spacious retreat.

Externally, the property enjoys a low-maintenance rear patio garden, ideal for outdoor seating and entertaining. Further benefits include off-street parking and a single garage, providing excellent storage and parking facilities.

Situated within the popular village of Colsterworth, the property benefits from excellent commuter links, with convenient access to Grantham, Stamford, and Bourne, as well as the nearby A1, making it an ideal location for those travelling throughout the region.

Offering modern accommodation in excellent condition throughout, this attractive home is ideally suited to professional tenants, couples, or families, and early viewing is highly recommended.

£1,000 PCM

- Three Bedroom Townhouse
 - Family bathroom, Ensuite and W/C
 - Off Street Parking
 - Holding Deposit - £230 Deposit - £1,153
- Kitchen Diner
 - Village Location
 - EPC - C Council Tax Band - C



ACCOMMODATION:

Entrance Hall

Ensuite

Living Room
5.41m x 3.71m (17'8" x 12'2")

Kitchen Diner
4.72m x 2.95m (15'5" x 9'8")

WC

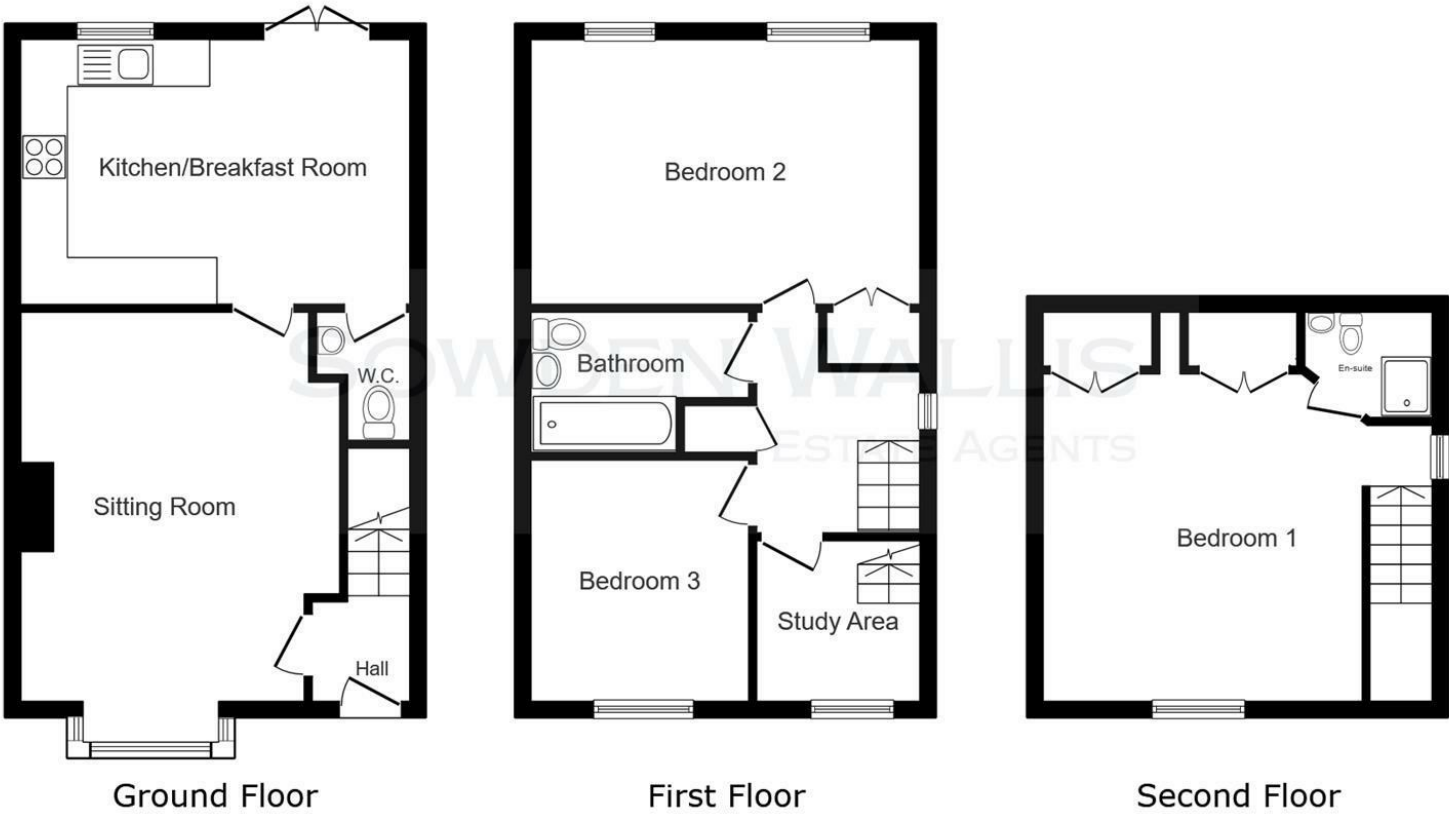
Bedroom Two
4.78m x 2.67m (15'8" x 8'9")

Bedroom Three
8'8m x 12'2m (26'2"26'2" x 39'4"6'6")

Bathroom

Bedroom One
4.72m x 3.94m (15'5" x 12'11")

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io