



48 First Avenue

Alma Park, Londonthorpe, Grantham. NG31 9TN

**BELL**



## 48 First Avenue

Alma Park

This is a wonderful opportunity for a first time buyer or residential property investor to acquire a one bedroom, very private and discreetly situated quarter house home, with its own adjoining garage and private parking, located in this popular northeastern residential suburb of bustling Grantham.

The property is conveniently located for access to a very good range of local shopping and social amenities. There is easy access out to the A1 and high speed train services out to London Kings Cross Station.

### ACCOMMODATION

**Entrance Lobby/Utility Area** having uPVC obscure double glazed panelled front entrance door; space and plumbing for laundry white goods to one side, wall mounted gas fired boiler for hot water only, tiled floor. Glazed panelled door to:

**Lounge Diner** having both southerly and westerly aspects; feature spiral metal staircase up to first floor, mock fireplace with attractive surround and marble style hearth and back; and coving. Door to:

**Kitchen** having a southerly aspect and fitted units comprising; single drainer stainless steel sink unit with cupboard space beneath and small area of fitted work surface to one side with drawer and cupboard space below. The work surface extends around the adjoining wall with space for kitchen white good beneath, cupboard units above and a broom/pantry cupboard to one corner. Wall mounted kitchen cabinet and room for an electric cooker. Tiled splash backs to the fitted work surface areas and fluorescent light strip.

### First Floor

**Landing** with doors through to bedroom and to:





**Bathroom** having panel bath across one wall with Mira Sport shower fitting and accompanying curtain rail above, pedestal wash hand basin and level WC. Tiling to all walls to full height, and a wall mounted Hyco electric bathroom heater.

**Bedroom** enjoying a very pleasant southerly outlook down over the delightful front garden; built in wardrobe space to one corner with sliding panel doors, a further built in clothes closet, decorative wall tiling to one wall to full height and access to roof space.

### OUTSIDE

The property is very discreetly located off First Avenue. There is a separate pedestrian footpath leading round to the property. However, the key access is via the driveway also serving a number of neighbouring homes, which leads round to the private parking space and the **Detached Garage** with up and over door and rear uPVC obscure double glazed service door providing direct access into the gardens. There is a footpath leading round from the parking area to the entrance gate of the property.

The front main garden has a delightful range of mature shrubs and flowering plants to copiously stocked beds and borders with formal pathways leading through to the front door and to a good sized paved patio to eastern corner of the house. From here there is a gateway into a further very private and good sized paved patio area, which is enclosed on all sides by tall panel fencing.

**South Kesteven District Council – Tax band: A**

**ENERGY PERFORMANCE RATING: E**

Electric room heaters

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office...

43 Silver Street, Lincoln. LN2 1EH.  
Tel: 01522 538888  
Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);  
Website: <http://www.robert-bell.org>

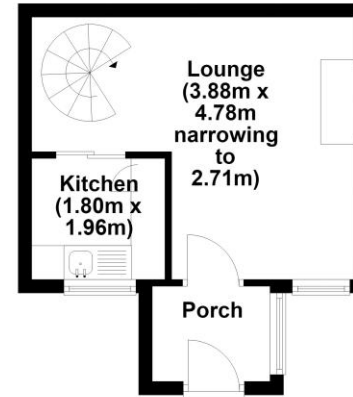
Brochure prepared 30.5.2026





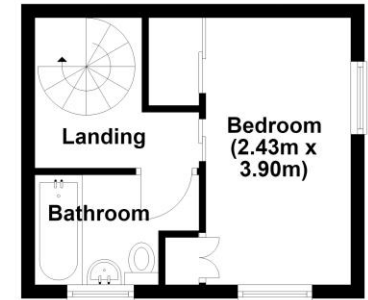
### Ground Floor

Approx. 21.1 sq. metres (227.2 sq. feet)



### First Floor

Approx. 18.4 sq. metres (198.4 sq. feet)



Total area: approx. 39.5 sq. metres (425.5 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

#### DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:  
 - The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;  
 - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;  
 - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.  
 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH  
 Tel: 01522 538888  
 Email: lincoln@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

