



This is a great opportunity to have a home where you can base your business and in future have nest egg for potential development.

- Detached Property
- Four Bedrooms
- Two Bathrooms
- Previously Commercial Used
- Large Tarmac Yard
- Range of Outbuildings, Barns & Garages
- Village Location
- No Chain!

Green Street, Great Gonerby, NG31 8LE

Offers Over £450,000

Set on the edge of the village at the end of a long driveway approach, this four bedroom detached home has previously been commercial used with a large range of outbuildings, barns and garages, together with a former butchers shop and cold store (now in need of renovation). However, would likely give permitted development rights (subject to planning) for further dwellings for commercial use, subject to a development uplift which expires in approximately 12 years.

This is a great opportunity to have a home where you can base your business and in future have nest egg for potential development. The house briefly comprises a large entrance hall, kitchen/breakfast room with pantry off, two further reception rooms, four-piece family bathroom, bedroom four, conservatory with side access to the garden and a further office, cloakroom and storeroom. At first floor level, the landing leads to three good sized bedrooms; the master bedroom benefits from an en-suite shower room. There is also plenty of eaves storage to the first floor in both, the master bedroom and bedroom two. This property also benefits from no chain.

Externally, there is a large tarmac yard suitable for parking commercial vehicles, a large rear garden to the property and a range of outbuildings, barns and garages.

Situated in the popular village of Great Gonerby within a range of village amenities including a local school, church, shop, public house, Post Office and access to the A1. Grantham is a historic, thriving market town situated on the old Great North Road (A1) and East Coast main line linking the town to London (Kings Cross) in just over an hour.





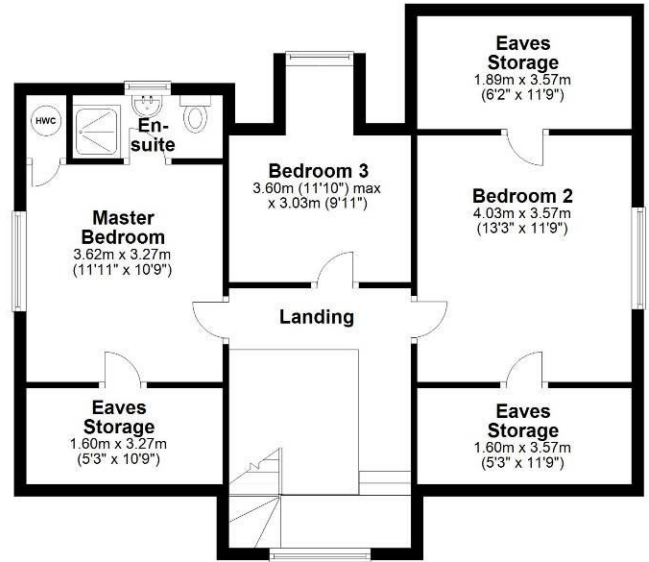
Ground Floor

Approx. 114.2 sq. metres (1229.1 sq. feet)



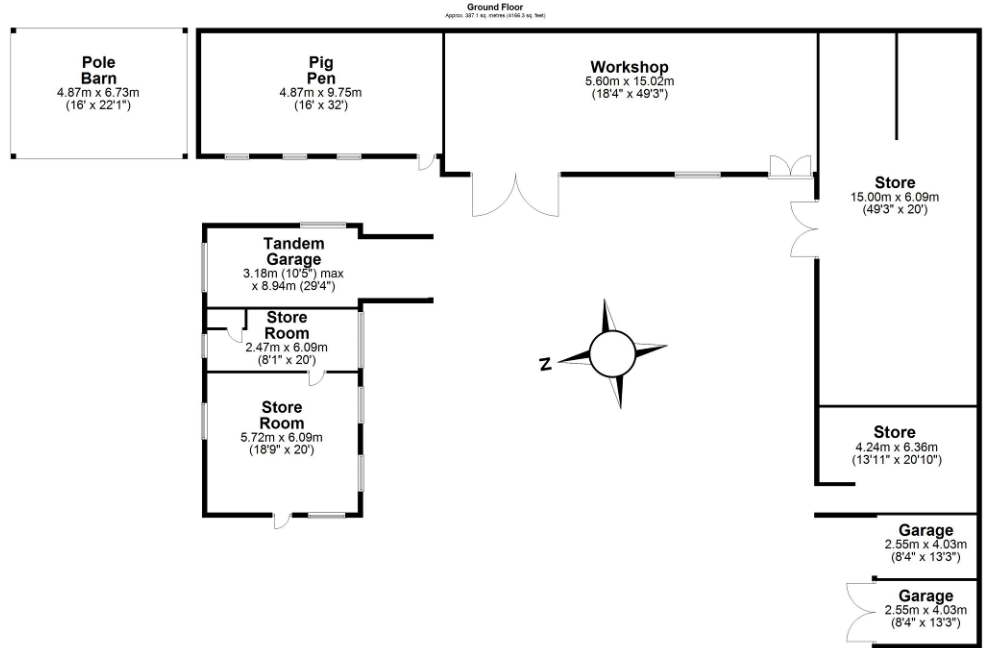
First Floor

Approx. 72.0 sq. metres (774.6 sq. feet)



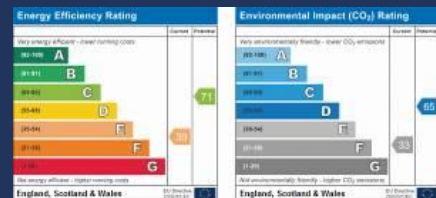
Total area: approx. 186.1 sq. metres (2003.7 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.



Total area: approx. 367.1 sq. metres (4166.3 sq. feet)
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