



**Connells**

Applewood Drive  
Gonerby Hill Foot Grantham

# Applewood Drive Gonerby Hill Foot Grantham NG31 8QN

for sale offers in excess of  
**£300,000**



## Property Description

Connells are delighted to bring to the market this stunning three bedroom detached property situated in the ever popular area of Gonerby Hill Foot. Internally this property comprises of a very well-presented family home which has a great flow throughout. From high quality decor to stylish designs, I would certainly recommend viewing.

The ground floor benefits from entrance hall, under-stairs storage, lounge, office, gym, dining room, conservatory, and a stunning newly fitted high-quality kitchen with built in appliances, quartz worktops and a breakfast bar. The ground floor also benefits from newly fitted flooring.

On the first floor you are welcomed by three very good sized bedrooms and a very elegant family bathroom. Externally the property offers you ample driveway space big enough for two cars on a very private road.

This home has great space throughout and could have the potential for a fourth bedroom.

This property is certainly one of the best we have on the market at the moment.

## Ground Floor

### Entrance Hall

15' 1" x 6' 5" ( 4.60m x 1.96m )

### Lounge

15' x 10' 9" ( 4.57m x 3.28m )

Window to front, Radiator and wooden floor

### Dining Room

9' 11" x 8' 3" ( 3.02m x 2.51m )

Window to the rear, Radiator, Wooden Flooring

### Kitchen

15' 2" x 10' 2" ( 4.62m x 3.10m )

### Conservatory

8' 10" x 8' ( 2.69m x 2.44m )

### Office

16' 6" x 8' 1" ( 5.03m x 2.46m )

### Gym Room

16' 1" x 6' 7" ( 4.90m x 2.01m )

## First Floor

### Landing

10' 7" x 6' 11" ( 3.23m x 2.11m )

### Bedroom One

13' 7" x 9' ( 4.14m x 2.74m )

### Bedroom Two

11' 9" x 9' 11" ( 3.58m x 3.02m )

### Bedroom Three

8' 6" x 7' 9" ( 2.59m x 2.36m )

### Bathroom

6' 10" x 5' 8" ( 2.08m x 1.73m )









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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2 Watergate  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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