



**Connells**

Woffindin Close  
Great Gonerby Grantham



# Woffindin Close Great Gonerby Grantham NG31 8LP

for sale  
**£195,000**



## Property Description

Connells are delighted to bring to the market this two bedroom semi - detached bungalow with a driveway in the popular village Great Gonerby is not to be missed. The property comprises of entrance hall, lounge with a bay window, kitchen with space for free standing appliances and plumbing for a washing machine, two good sized bedrooms, bathroom with shower over a corner bath. To the rear of the property there is a large enclosed garden with field views. To the front of the property there is a grassed area with a driveway for two cars. This home is in a village location close to local amenities. Viewings are highly recommended! This property is being sold with no onwards chain.

## Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'



## Ground Floor

### Lounge

10' 1" x 9' 9" ( 3.07m x 2.97m )

With a bay window to the front, radiator, carpet.

### Kitchen

7' 4" x 6' 7" ( 2.24m x 2.01m )

With a window to the front, space for free standing appliances, plumbing for a washing machine.

### Landing

With doors leading to the kitchen, lounge, two bedrooms, bathroom, storage cupboard.

### Bedroom One

13' 11" x 8' 11" ( 4.24m x 2.72m )

With a window to the rear, carpet, radiator.

### Bedroom Two

25' 6" x 5' 11" ( 7.77m x 1.80m )

With a window to the rear, radiator.

### Bathroom

Bath, w.c, wash hand basin, window to the side.

### Outside

### Driveway

## Rear Garden

Small grass area.

### Kitchen

7' 4" x 6' 7" ( 2.24m x 2.01m )

With a window to the front, space for free standing appliances.

### Landing

With doors leading to kitchen, lounge, two bedrooms, bathroom, storage cupboard.

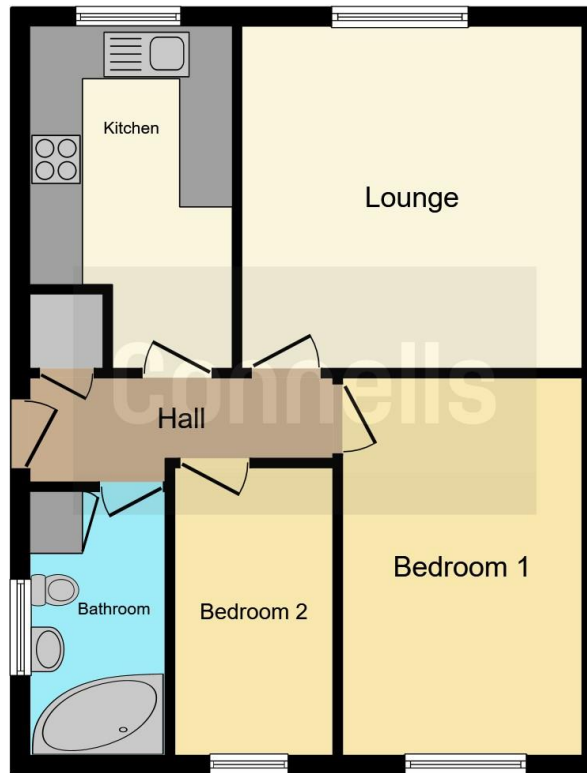












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM308797](http://connells.co.uk/Property/GRM308797)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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