



**Connells**

Palmwood Close  
Gonerby Hill Foot Grantham



# Palmwood Close Gonerby Hill Foot Grantham NG31 8GN

for sale offers in excess of  
**£200,000**



## Property Description

Connells are delighted to bring to the market this chain free, well presented three bedroom property with a driveway and garage situated in a popular area of Grantham. Gonerby Hill Foot has direct links to the A1.

This property benefits from entrance porch, living room, kitchen. To the first floor there is three good sized bedrooms and the family bathroom.

Externally the property has low maintenance front garden with a driveway leading to the garage. To the rear there is an enclosed garden mainly lawned with a gravelled area.

This property is being sold with no onwards chain. Call Connells for more details 01476590050



## Ground Floor

### Entrance Porch

With upvc double glazed window to the side, door leading to the living room.

### Living Room

22' 9" x 10' 1" ( 6.93m x 3.07m )

With upvc double glazed windows to the front and rear, two radiators, carpet, stairs leading to the first floor, door leading to the hall.

### Hall

With doors leading to the kitchen and the rear garden.

### Kitchen

With upvc double glazed window to the rear, modern kitchen with eye and floor level units, space for free standing appliances.

## First Floor

### Landing

With doors leading to three bedrooms, storage cupboard and the family bathroom.

### Bedroom One

11' 9" x 9' 5" ( 3.58m x 2.87m )

With upvc double glazed window to the front, radiator, carpet.

### Bedroom Two

11' 4" x 8' 9" ( 3.45m x 2.67m )

With upvc double glazed window to the rear, radiator, carpet, built in wardrobe.

### Bedroom Three

8' 7" x 8' 5" ( 2.62m x 2.57m )

With upvc double glazed window to the front, radiator, carpet.

### Bathroom

With upvc double glazed window to the rear, bath with shower above, wash hand basin and a low level w.c.

### Outside

### Garage

15' 9" x 7' 10" ( 4.80m x 2.39m )

With a up and over door.

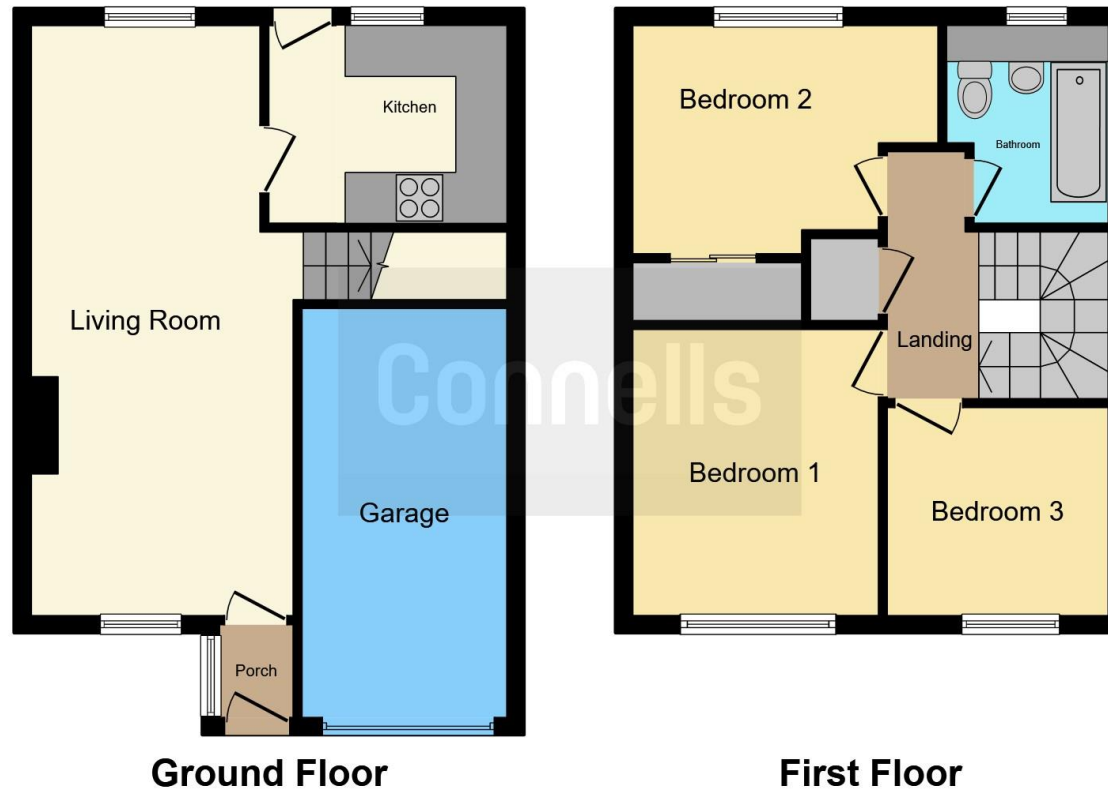












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM308995](http://connells.co.uk/Property/GRM308995)**



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