



**Connells**

Maltings Lane  
Gonerby Hill Foot Grantham



# Maltings Lane Gonerby Hill Foot Grantham NG31 8JE

for sale  
**£260,000**



## Property Description

Connells are delighted to bring to the market this well maintained two bedroom semi - detached bungalow with a driveway and garage in a sought after location.

The accommodation comprises of entrance hall, good size lounge, kitchen, two good size bedrooms and a bathroom.

Externally the property offers a good size block paved driveway for several vehicles, access to detached single garage, mainly laid to lawn with established shrubs and hedges. To the rear there is a enclosed rear garden mainly laid to lawn with mature trees and shrubs.

Exceptional transportation links from Grantham, with direct rail services to London King's Cross in just over an hour also access to the A1 and A52.

Viewing is highly recommended to fully appreciate this bungalow. Call Connells today for more details.

## Ground Floor

### Entrance Hall

With doors leading to the kitchen, lounge, two bedrooms, bathroom, large storage cupboard. Radiator, wood laminate flooring.

### Lounge

20' 3" x 10' 8" ( 6.17m x 3.25m )

With a window to the front, laminate flooring, radiator.

### Kitchen

11' 5" x 8' 9" ( 3.48m x 2.67m )

With a window to the front, laminate flooring, base units with work tops, space for free standing appliances.

### Bedroom One

11' 10" x 10' 9" ( 3.61m x 3.28m )

Double bedroom, window to the rear, laminate flooring, radiator.

### Bedroom Two

8' 9" x 8' 9" ( 2.67m x 2.67m )

Small double, window to the rear, laminate flooring, radiator.

### Bathroom

7' 9" x 5' 2" ( 2.36m x 1.57m )

With a window to the side, laminate flooring, wash hand basin, radiator, low level w.c, bath with shower over.

## Loft Space

Part boarded, fully insulated.

## Outside

### Garage

18' 3" x 9' ( 5.56m x 2.74m )

With a window to the rear, door leading to the side, electric 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/GRM308998](http://connells.co.uk/Property/GRM308998)



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Property Ref: GRM308998 - 0004