



Connells

4a High Street
Great Gonerby Grantham



Property Description

Connells are delighted to bring to the market this beautifully maintained four bedroom detached home with a driveway and garage in a sought after location is not to be missed!

This family home comprises of entrance hall, lounge, dining room, kitchen/diner, downstairs w.c, shower room and four bedrooms.

Externally, the property offers off road parking with a detached garage. The rear garden is enclosed perfect for entertaining with a patio area and lawn area.

Great Gonerby is just north of Grantham. Convenient access to the A1 and A52 makes commuting easy, and local amenities. Offering a range of facilities including st Sebastian's primary school, premier convenience store, post office, the recruiting sergeant pub, Great Gonerby social club, all located on the high street.

Viewings is highly recommended to fully appreciate this stunning home! Call Connells today for more details and to arrange your viewing.

Ground Floor

Entrance Hall

With a window to the front, doors leading to the lounge / dining room, kitchen/ diner, stairs leading to the first floor.

Lounge

15' 10" x 11' (4.83m x 3.35m)

With a window to the front, open to the dining room

Dining Room

9' 4" x 8' 11" (2.84m x 2.72m)

Bifold doors to the rear garden.

Kitchen / Diner

12' 2" x 8' 9" (3.71m x 2.67m)

With a window to the rear, door leading to the inner hall, electric hob, electric oven, plumbing for washing machine and dishwasher.

Inner Hall

With doors leading to the kitchen/ Diner, bedroom four, downstairs w.c, storage cupboard, door to the rear garden.

Downstairs W.C

With a window to the side, w.c, wash hand basin.

Bedroom Four

7' 11" x 7' 6" (2.41m x 2.29m)

With a window to the front.

First Floor

Landing

With a window to the side, doors leading to three bedrooms and the shower room, access to the loft via loft ladder.

Bedroom One

12' 10" x 12' 4" (3.91m x 3.76m)

With a window to the front, built in wardrobes, carpet, radiator.

Bedroom Two

14' 3" x 8' 11" (4.34m x 2.72m)

With a window to the rear, carpet, radiator.

Bedroom Three

9' 4" x 8' 11" (2.84m x 2.72m)

With a window to the front, built on storage cupboard, carpet, radiator.

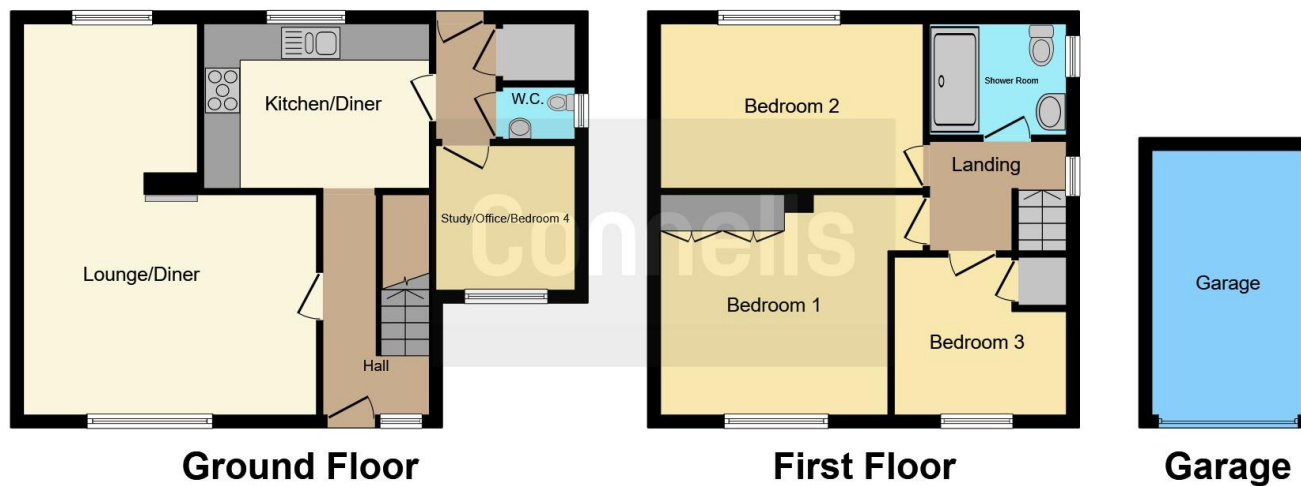
Shower Room

With a window to the side, double shower, w.c, wash hand basin, towel rail.









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

To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309150



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM309150 - 0004