



**Connells**

Hazelwood Drive  
Gonerby Hill Foot Grantham



# Hazelwood Drive Gonerby Hill Foot Grantham NG31 8GX

for sale  
**£180,000**



## Property Description

Connells are delighted to bring to the market this well-presented three-bedroom semi-detached home. Offering generous living space across two floors, making it an ideal purchase for first-time buyers, families, or buy-to-let investors. Situated in a sought-after area, the property is conveniently located close to local amenities, schools, transport links.

This property comprises of entrance hall, lounge, dining room and kitchen. To the first floor you will find three good size bedrooms and the family bathroom.

Externally, To the front it is mainly laid to the lawn, driveway. To the rear there is a enclosed well established garden.

This property offers fantastic potential and ready-to-move-in comfort. Early viewing is highly recommended to appreciate the space and layout.

**\*\* Chain free from December 2025\*\***

## Ground Floor

### Entrance Hall

With a door leading to the lounge, radiator, wood laminate flooring, stairs leading to the first floor.

### Lounge

13' 6" x 12' 3" ( 4.11m x 3.73m )

With a window to the front, wood laminate flooring, radiator, understairs cupboard, access to the dining room.

### Dining Room

9' 2" x 7' 4" ( 2.79m x 2.24m )

With patio doors leading to the rear garden, wood laminate flooring, radiator, access to the kitchen.

### Kitchen

8' 5" x 8' 4" ( 2.57m x 2.54m )

With a window to the rear, wood laminate flooring, range of wall and base units, work top, built in dishwasher, induction hob, built in electric oven and microwave, extractor fan.

### Landing

With doors leading to three bedrooms, storage cupboard and the family bathroom, radiator, wood laminate flooring, window to the side, loft access.

### Bedroom One

10' 5" x 9' 4" ( 3.17m x 2.84m )

Double bedroom, radiator, window to the front, wood laminate flooring.

### Bedroom Two

11' 6" x 8' 8" ( 3.51m x 2.64m )

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

### Bedroom Three

7' 3" x 6' 5" ( 2.21m x 1.96m )

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

### Bathroom

6' 5" x 5' 6" ( 1.96m x 1.68m )

With a window to the rear, radiator, bath with shower over, wash hand basin, w.c, wood laminate flooring.

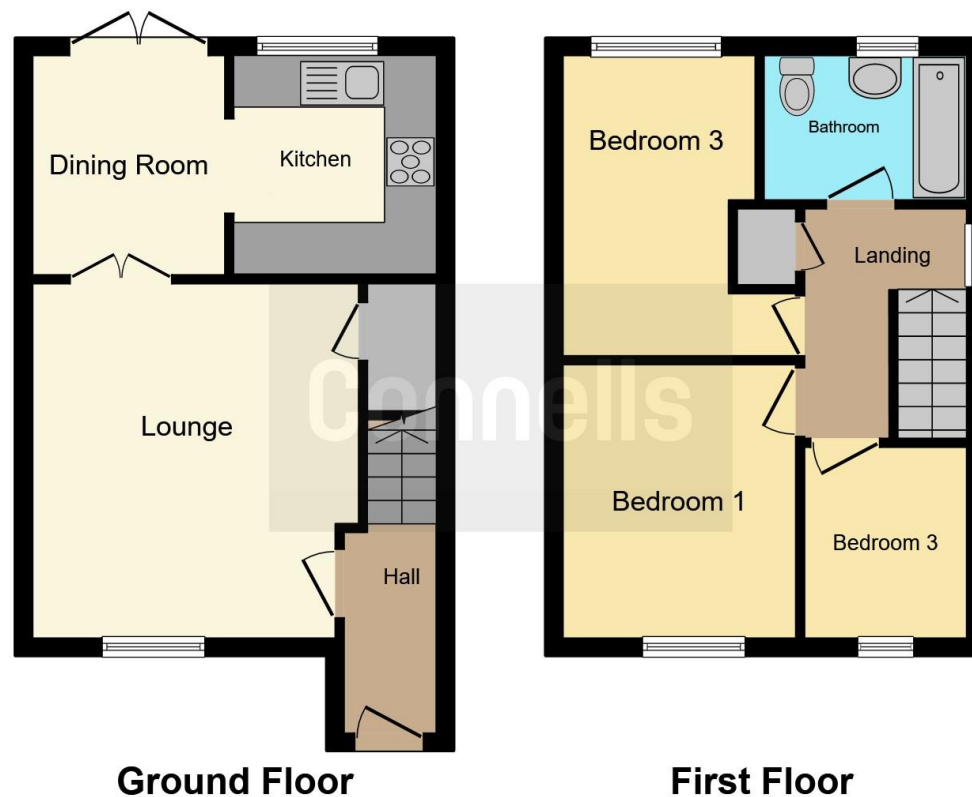












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
 GRANTHAM NG31 6PR

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309257](http://connells.co.uk/Property/GRM309257)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: GRM309257 - 0003