



**Connells**

Jenkinson Crescent  
Great Gonerby Grantham



# Jenkinson Crescent Great Gonerby Grantham NG31 8XN

for sale  
**£220,000**



## Property Description

Connells are delighted to bring to the market this stunning three bedroom semi - detached home with a driveway in a popular village location. This property comprises of lounge, kitchen / diner, downstairs w.c. To the first floor there three good sized bedrooms and the family bathroom. To the front of the property there is a block paved driveway for at two cars. To the rear of the property there is an enclosed rear garden with a decking area, lawn, small paved area.

This property is finished to a high standard and is ready to move straight in!

Viewings are highly recommended to avoid disappointment!

## Ground Floor

### Lounge

16' 1" x 15' ( 4.90m x 4.57m )

With Upvc double glazed window to the front, radiator, door leading to the kitchen / diner, laminate flooring, built in under stairs cupboard. Stairs leading to the first floor.

### Kitchen / Diner

16' 2" x 11' 10" ( 4.93m x 3.61m )

With Upvc double glazed window to the rear, radiator, grey high gloss units to the floor and eye level, one and a half stainless steel sink unit, space for free standing appliances, plumbing for a washing machine, built in electric oven, induction hob with hood above,

door leading to the rear garden.

## Downstairs Wc

With a low level w.c, wash hand basin, radiator.

## First Floor

### Landing

With Upvc double glazed window to the side, storage cupboard, access to the loft, doors leading to three bedrooms and the family bathroom.

### Bedroom One

13' 2" x 8' 4" ( 4.01m x 2.54m )

With Upvc double glazed window to the rear, built in wardrobes, carpet, radiator.

### Bedroom Two

11' 9" x 8' 4" ( 3.58m x 2.54m )

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

### Bedroom Three

9' x 7' 4" ( 2.74m x 2.24m )

With Upvc double glazed window to the rear, carpet, radiator.

## Bathroom

With Upvc double glazed window to the front,

low level w.c, wash hand basin, bath with shower above.



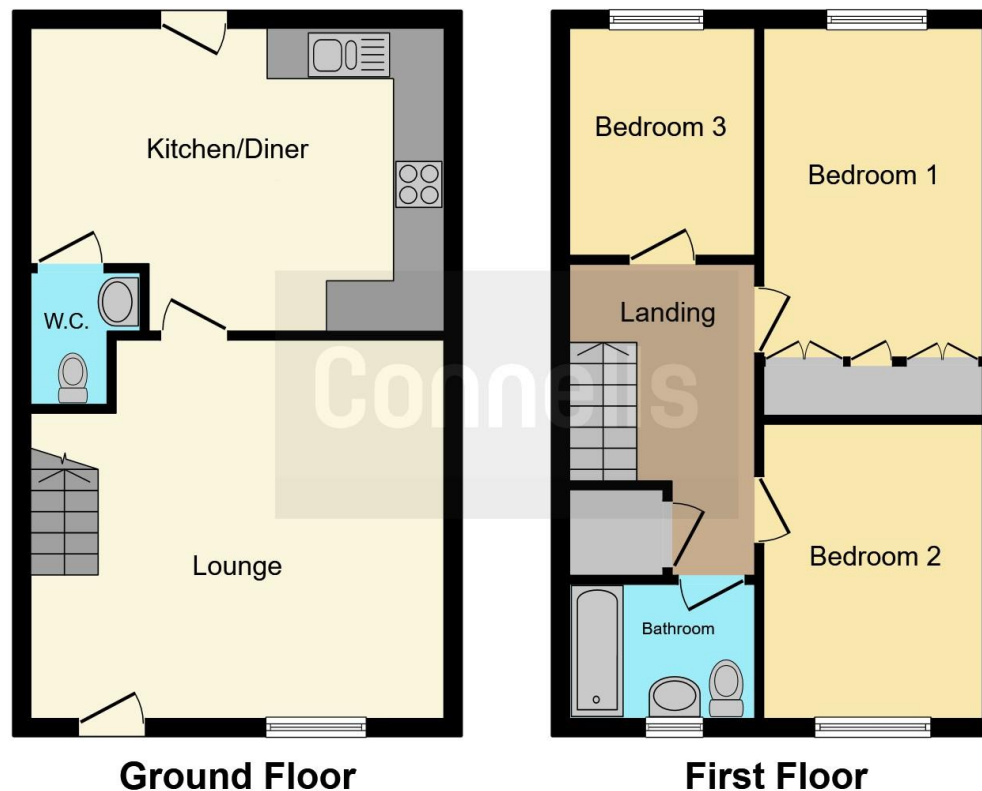












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GRM309304](http://connells.co.uk/Property/GRM309304)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: GRM309304 - 0003