



Connells

Stephenson Avenue
Gonerby Hill Foot Grantham

Stephenson Avenue Gonerby Hill Foot Grantham NG31 8QA

for sale offers in excess of
£320,000



Property Description

Connells are delighted to bring to the market this newly renovated three bedroom detached bungalow with a double driveway and garage in a sought after location is not to be missed!

This home briefly comprises of entrance hall, lounge / diner, kitchen, three good size bedrooms and the shower room.

Externally, the property benefits from a driveway to the front leading to the garage, a small lawn area.

To the rear of the property you will find a south facing garden, laid to lawn, patio area and new fence.

Viewing is highly recommended to fully appreciate this well presented home! Call Connells today for more details and to arrange a viewing. This home is not to be missed!

Stephenson Avenue is a well-established residential street in Gonerby Hill Foot, a location prized for its balance of convenience and community.

Ground Floor

Entrance Hall

New oak laminate flooring, radiator, storage cupboard.

Lounge / Diner

23' 2" x 11' 9" (7.06m x 3.58m)

With a window to the rear and side, new oak laminate flooring, two radiators, patio doors to the rear.

Kitchen

10' 11" x 10' 10" (3.33m x 3.30m)

With a window to the side, door to the side, new oak laminate flooring, new wall and base units, electric double oven, gas hob, space and plumbing for dishwasher and washing machine.

Bedroom One

12' 10" x 11' 10" (3.91m x 3.61m)

Double bedroom, window to the front, carpet, radiator.

Bedroom Two

11' 7" x 10' 11" (3.53m x 3.33m)

Double bedroom, window, carpet, radiator.

Bedroom Three

9' 8" x 8' 6" (2.95m x 2.59m)

Small double bedroom, window to the side, carpet, radiator.

Shower Room

With a window to the side, grey vinyl flooring, spot lights, radiator, corner shower, w.c, wash hand basin with vanity unit.

Outside

Garage

16' 2" x 8' 4" (4.93m x 2.54m)

Agents Note

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

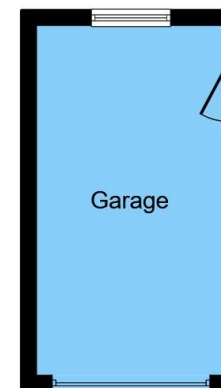








Floor Plan



Garage

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/GRM309216



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: GRM309216 - 0003