



**Stephenson Avenue, Gonerby Hill Foot, GRANTHAM NG31 8QB**



**welcome to**

**Stephenson Avenue, Gonerby Hill Foot, GRANTHAM**

\*GUIDE PRICE £300,000 - £315,000 - Perfect family home, this detached house in a very popular location benefits from a spacious living accommodation including a large conservatory and four good size bedrooms. Featuring a block paved driveway for off-road parking and private rear garden.



### **Entrance**

Part glazed UPVC door leading into the porch and internal door leading into the hall.

### **Entrance Hall**

With a staircase to the first floor, laminate flooring, radiator, and under stairs storage space.

### **Downstairs Cloakroom**

With a low level WC and a wash handbasin. Ceramic tiled floor, radiator and window to the front aspect.

### **Lounge**

16' 9" x 15' 4" max ( 5.11m x 4.67m max )

With a bow window to the front aspect. Feature fireplace with an inset living flame gas fire. Laminate flooring, radiator and coving to the ceiling. Open plan access to the dining area.

### **Dining Area**

9' 8" x 8' 5" ( 2.95m x 2.57m )

With laminate flooring, radiator. Hatch access to the kitchen. Coving to the ceiling and sliding patio doors leading through to the conservatory.

### **Conservatory**

18' 7" x 14' 4" ( 5.66m x 4.37m )

This very generous size conservatory is a great family area, ideal for entertaining. majority glazed with a dwarf wall and French doors leading out to the garden. With the added benefit of underfloor heating for all year round use.

### **Kitchen**

11' 4" x 8' 4" ( 3.45m x 2.54m )

Having a range of high gloss grey coloured units at both floor and eyelevel with worktops and decorative tiled splashback. One a half stainless steel sink unit with a single drainer and a mixer tap over. Aga Style stove with five ring gas hob and extractor hood above. Wine rack, space for appliances, window to the rear aspect and open plan through to the utility room.

### **Utility Room**

9' 2" x 7' 6" ( 2.79m x 2.29m )

With units at both floor and eyelevel to include a floor to ceiling larder unit which houses the boiler, space for further appliances, space for American fridge freezer. Tiled flooring and part glazed door leading to the rear garden.

### **First Floor Landing**

This spacious landing area has laminate flooring, door leading to the airing cupboard which has the water tank and shelving. Hatch access to the loft and doors leading to the bedrooms and family bathroom.

### **Bedroom One**

19' 7" x 8' 2" ( 5.97m x 2.49m )

This dual aspect bedroom has windows to both the front and rear aspects, two radiators and coving to the ceiling.

### **Bedroom Two**

11' x 10' 7" ( 3.35m x 3.23m )

A second very good size double bedroom with a window to the front aspect and a radiator.

### **Bedroom Three**

11' 3" x 8' 7" ( 3.43m x 2.62m )

With a window to the rear aspect, radiator and built-in storage cupboard.

### **Bedroom Four**

7' 9" x 7' 4" ( 2.36m x 2.24m )

With a window to the front aspect, radiator and door leading to a built-in storage cupboard.

### **Family Bathroom**

7' 8" x 5' 6" ( 2.34m x 1.68m )

Comprising of a bath with a shower over, low-level WC pedestal wash handbasin. Heated towel rail, shaving point. Tiled flooring, coving and spotlights to the ceiling. Underfloor heating and a window to the rear aspect.

### **General Description Outside**

To the front of the property, the garden is of open plan style with block paved driveway providing off-road parking for at least two vehicles. There is a gravelled frontage with decorative shrub borders. Electric car charging point. Side gate leading through to the rear garden.

The rear garden features a paved patio area for outside dining and steps leading down to a lower garden which would require re-landscaping. This is a nice private garden with lots of opportunity to develop. To include a water tap and outside lighting.

Single garage with a personal door giving access through to the utility room. Please note the garage has internal lined walls and is currently used as a storage area. This could easily be converted into a further reception room or alternatively back to a full-size garage.

The garage has space for appliances, and incorporates the meters and the consumer unit, also having an electric storage heater.



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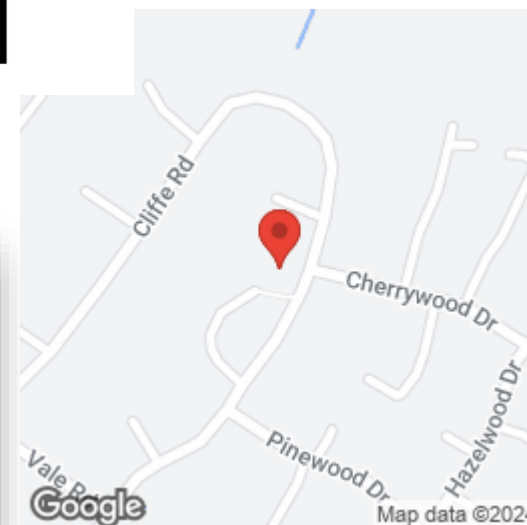
## Stephenson Avenue, Gonerby Hill Foot GRANTHAM

- Detached Family House
- Large Conservatory
- Four Bedrooms
- Well Presented Throughout
- Great Location

Tenure: Freehold EPC Rating: C

guide price

**£300,000 - £315,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)