



Ostler Close, Gonerby Hill Foot, GRANTHAM NG31 8QE



welcome to

Ostler Close, Gonerby Hill Foot, GRANTHAM

GUIDE PRICE £300,000 - £315,000 - !! NO CHAIN !! Fabulous family home in a great location on the outskirts of Grantham. Boasting spacious living accommodation including a conservatory, full en-suite and bathroom, four bedrooms, plenty of parking and private rear garden. Viewing is Essential



Entrance

Part glazed door leading into the entrance hall, which has laminate flooring, a radiator and staircase leading to the first floor landing.

Lounge/Dining Room

21' 3" x 11' 1" (6.48m x 3.38m)

Running the full to the rear of the property the sizable living area has an Adam style fireplace with inset living flame gas fire. Window to the rear aspect, two radiators, laminate flooring and patio doors leading through to the conservatory.

Conservatory

9' 8" x 7' 2" (2.95m x 2.18m)

This Victorian style conservatory has a dwarf wall and is majority glazed, with a radiator for all round use and a Double Glazed door leading out to the rear garden.

Breakfast Kitchen

11' 1" x 11' 1" (3.38m x 3.38m)

Having a range of beach coloured units at both floor and eyelevel with worktops over and decorative tiled splashback. One and a half stainless steel sink unit with a single drainer and a mixer tap. Built-in electric oven, gas hob and extractor hood above to include a breakfast bar. Space for a fridge freezer, space for a dishwasher, under stairs pantry area which is ideal for storage. Window to the front aspect and part glazed door to the side aspect.

Utility Area/Wc

10' 1" x 3' 6" (3.07m x 1.07m)

With a window to the front aspect, this combined utility and downstairs WC provides a wash hand basin, low level WC, unit with stainless steel sink and drainer, space for a washing machine with room for a freezer or possible condenser tumble dryer, and door leading into the hallway.

First Floor Landing

The spacious landing area has a window to the side aspect, hatch access to the loft which has a ladder and doors leading to the bedrooms and family bathroom.

Master Bedroom

10' 8" x 11' 5" (3.25m x 3.48m)

This general size master bedroom has a window to the front aspect, radiator and coving to the ceiling. Door leading to the en-suite bathroom.

En-Suite Bathroom

10' 8" x 5' 9" (3.25m x 1.75m)

This full size bathroom suite comprises of a corner bath with shower fitment, pedestal wash hand basin, low-level WC and bidet. Tiling to the walls, radiator and window to the rear aspect.

Bedroom Two

12' 1" x 8' 2" (3.68m x 2.49m)

A second sized double bedroom with a radiator, window to the front aspect and slightly sloped ceiling. (restricted head height).

Bedroom Three

11' 1" x 9' 1" (3.38m x 2.77m)

This double bedroom has a window to the rear aspect and a radiator.

Bedroom Four

8' 8" x 8' 2" (2.64m x 2.49m)

With a window to the rear aspect and a radiator.

Family Bathroom

9' 8" x 6' 5" (2.95m x 1.96m)

Comprising of a bath, low-level WC and pedestal wash hand basin. Radiator, window to the front aspect and door leading to the airing cupboard which houses the boiler.

General Description Outside

To the front of the property the gardens are open plan style. With a spacious driveway providing off-road parking for a number of vehicles and including space for a caravan or a motorhome. The garden frontage is mainly laid lawn with decorative shrub borders.

Gated side access to the rear garden.

Single garage with an up and over door leading into this spacious garage, which has light and electricity and a personal door leading through to the rear garden.

The rear garden is a lovely family garden which has been lawned for easy maintenance and is fully enclosed by fencing. There is a newly fitted decking area for outside dining, decorative flowered borders. Feature paved patio area, garden to include a water butt, tap and external lighting.



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welcome to

Ostler Close, Gonerby Hill Foot GRANTHAM

- Detached Family House
- Well Presented Throughout
- Conservatory
- Four Bedrooms
- Full En-Suite and Bathroom

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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Property Ref:
GST112425 - 0003

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