



Marratts Lane, Great Gonerby, Grantham NG31 8LS



welcome to

Marratts Lane, Great Gonerby, Grantham

GUIDE PRICE £220,000 - £230,000 - This immaculately presented bungalow built in 2017, still with a brand new appearance inside and out. Featuring a lounge, kitchen diner, two double bedrooms, one with an en-suite and family bathroom, also providing off-road parking. Viewing is a must !!



Entrance

Part glazed front door leading into the dining kitchen.

Dining Kitchen

17' 7" x 10' 6" min (5.36m x 3.20m min)

This extremely spacious dining kitchen has a range of grey colour units at both floor and eyelevel. With a one and a half stainless steel sink unit with a single drainer and a mixer tap over. Integrated dishwasher. Built-in electric oven with a gas hob and extractor hood above. Space for a fridge freezer, radiator, wall mounted cupboard housing the boiler. Plumbing for an automatic washing machine, Polyflor luxury vinyl flooring, window to the front aspect, spotlights to the ceiling and door leading through to the inner hallway.

Inner Hallway

7' 3" x 7' 2" (2.21m x 2.18m)

This inner hallway is spacious enough to use as an office area, with Polyflor luxury vinyl flooring which is grey laminate effect. Hatch access to the loft and a door leading to a storage cupboard.

Lounge

14' 3" min x 10' 6" (4.34m min x 3.20m)

This beautifully presented living area has a radiator, carpet and glazed doors leading out to the rear garden.

Master Bedroom

14' 8" x 10' 2" (4.47m x 3.10m)

This very generous size master bedroom has a range of built-in wardrobes with mirrored sliding doors to the front. Carpet, a radiator, window to the rear aspect and door leading to the en-suite.

En-Suite Shower Room

6' 7" x 5' 7" (2.01m x 1.70m)

With a semi circular shape shower cubicle, pedestal wash hand basin, low-level WC, Polyflor luxury vinyl flooring, heated towel rail. Spotlights to the ceiling and window to the side aspect.

Bedroom Two

11' x 10' 4" (3.35m x 3.15m)

This double bedroom has a window to the front aspect, carpet and a radiator.

Family Bathroom

6' 7" x 5' 6" min (2.01m x 1.68m min)

Comprising of a bath, low-level WC and pedestal wash hand basin. Polyflor luxury vinyl flooring. Heated towel rail, spotlights to the ceiling and an extractor fan.

General Description Outside

To the front of the property the gardens are of open plan style with a front which is lavished with decorative flowered borders. Block paved driveway providing off-road parking for two vehicles and gated side access to the rear garden.

The rear garden has been landscaped, low maintenance with a beautiful Indian stone paved patio area.

The remainder of the garden is gravelled, shed (possible negotiations).

Water tap, external lighting to the rear of the bungalow and electricity points.



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Marratts Lane, Great Gonerby Grantham

- Semi-Detached Bungalow
- Two Bedrooms
- En-Suite and Family Bathroom
- Immaculately Presented Throughout
- Village Location

Tenure: Freehold EPC Rating: B

guide price

£220,000 - £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112483 - 0002

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