



**Pretoria Road, Gonerby Hill Foot, GRANTHAM NG31 8JQ**





**welcome to**

**Pretoria Road, Gonerby Hill Foot, GRANTHAM**

Fully renovated mid-terrace property, in a 'move in ready' condition, newly fitted kitchen and bathroom. The garden to the rear is in need of some TLC, and open to your imagination. Close to some local amenities and a short distance from the town centre. Viewing is essential.



### **Entrance Hall**

Entering the property through a part glazed door from a passage way to the side which leads into the entrance hall, having an understairs storage cupboard, laminate flooring, staircase to the first floor landing and doors leading into the lounge and dining room.

### **Lounge**

11' 1" x 11' 2" max ( 3.38m x 3.40m max )

With a window to the front aspect, having a feature fireplace with wooden surround, hearth and gas fire, laminate flooring and a radiator.

### **Dining Room**

11' 6" x 11' 1" ( 3.51m x 3.38m )

With a window to rear aspect, laminate flooring, radiator and part glazed door leading through to the kitchen.

### **Kitchen**

6' 7" x 9' 5" max ( 2.01m x 2.87m max )

With a window to the rear aspect and having a range of grey units to both the floor and eye level with wood effect worktops over, stainless steel sink with drainer and wood effect splashbacks. Integrated oven, gas hob with extractor hood above, space for appliances, and a radiator. Benefitting from wood effect laminate flooring, and part glazed door leading out to the rear garden.

### **Utility Room**

6' 7" x 3' 7" ( 2.01m x 1.09m )

With a window to the side aspect, units to the floor, laminate flooring, radiator, and door to the downstairs cloakroom.

### **Downstairs Cloakroom**

With a window to the rear aspect, vanity sink unit with storage and low level WC.

### **First Floor Landing**

With doors leading to both bedrooms.

### **Bedroom One**

14' 9" x 11' 1" max ( 4.50m x 3.38m max )

With a window to the rear aspect, laminate flooring, alcove, radiator and door leading through to the bathroom.

### **Bedroom Two**

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

With a window to the front aspect, laminate flooring, alcove, and a radiator.

### **En-Suite Family Bathroom**

10' 2" x 9' max ( 3.10m x 2.74m max )

With a window to the rear aspect, freestanding bath, corner shower cubicle, pedestal wash hand basin, low level WC, heated towel rail and radiator, airing cupboard housing the boiler, and wood effect laminate flooring.

### **General Description Outside**

The long rear garden is enclosed by fencing, with some mature shrubs and gate access to the passage to the side.



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## Pretoria Road, Gonerby Hill Foot GRANTHAM

- Mid-Terraced House
- Fully Renovated Throughout
- Newly Fitted Kitchen and Bathroom
- Two Bedrooms
- Rear Garden

Tenure: Freehold EPC Rating: D

fixed price

**£160,000**



Ground Floor



First Floor



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112111 - 0002

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