



Swallows Close, Gonerby Hill Foot, GRANTHAM NG31 8HF

welcome to

Swallows Close, Gonerby Hill Foot, GRANTHAM

GUIDE PRICE £245,000 - £255,000 Extended modern semi-detached family house in a popular location on the outskirts of town. Well presented throughout, two reception rooms, boasting a conservatory, kitchen, utility, three bedrooms and beautiful gardens.



Entrance Hall

Entering the property through a part glazed door, having laminate flooring and doors leading to the lounge and cloakroom.

Downstairs Cloakroom

With a window to the front aspect, sink, and low level WC.

Lounge

17' 1" x 14' max (5.21m x 4.27m max)

With a window to the front aspect, feature fireplace with wood surround, hearth and gas fire, cream carpet and a radiator.

Kitchen

14' x 8' 2" max (4.27m x 2.49m max)

With a window to the rear aspect this kitchen comprises of a range of light wood units to both the floor and eye level with black worktops over, stainless steel sink, rinser, dryer and mixer tap. Benefitting from integrated oven, hob, with extractor hood above, wall mounted boiler and plumbing for a dishwasher.

Utility Room

Converted from the garage this utility room houses plumbing and space for a washing machine and tumble dryer, fitted with some light wood effect units. (With the garage door to the front).

Conservatory

11' 8" x 8' 4" (3.56m x 2.54m)

Built with a dwarf brick wall this room is currently being used as a dining room. With a part glazed door to the kitchen and French doors leading out to the garden, windows around which supply lots of natural light.

Snug/Games Room

9' 9" x 7' 2" (2.97m x 2.18m)

Converted from the garage, this has been transformed into an extra living space, currently being used as a gaming room.

First Floor Landing

With grey carpet, hatch access to the loft and spotlights to the ceiling.

Master Bedroom

9' 8" x 11' 1" (2.95m x 3.38m)

With two windows to the front aspect, carpet and radiator.

En-Suite Shower Room

With a window to the front aspect, a glass corner shower cubicle with two shower head attachments, vanity sink unit, low level WC, spotlights to the ceiling, tiled flooring, and radiator.

Bedroom Two

13' 8" x 7' 4" max (4.17m x 2.24m max)

A irregular, dual aspect, shape room with windows to the front and rear aspects, built-in storage cupboard, radiator, laminate flooring, and sloped ceiling (restricted head height).

Bedroom Three

6' 3" x 11' 5" max (1.91m x 3.48m max)

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

Family Bathroom

With a window to the rear aspect, P-Shaped bath with shower over, vanity sink unit, low level WC, radiator, tiled walls, spotlights to the ceiling, and black tiled flooring.

General Description Outside

Approaching the property this very appealing frontage offers a gravel driveway and extra space for off-road parking, lawn with shrubs and flowers.

Gated access through to the rear garden.

The beautiful rear garden features a paved patio area perfect for outside dining and entertaining, lawned area, borders with mature shrubs, and shed, a real suntrap and wraps around to the front.



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welcome to

Swallows Close, Gonerby Hill Foot GRANTHAM

- Semi-Detached Family House
- Spacious Accommodation
- Conservatory
- Three Bedrooms
- Off-Road Parking & Rear Garden

Tenure: Freehold EPC Rating: C

guide price

£245,000 - £255,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST112605 - 0004

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