

Malvern Drive, Gonerby Hill Foot, Grantham NG31 8GA

# welcome to

# **Malvern Drive, Gonerby Hill Foot, Grantham**

\*GUIDE PRICE £265,000 - £275,000\* - Detached family home well presented throughout, offering spacious accommodation including a lounge/diner, conservatory, kitchen, three bedrooms, en-suite and family bathroom. Driveway, garage and gardens.













#### **Entrance Hall**

Entering the property through a part-glazed door into a porch, entrance hall with a radiator, door leading to the lounge and staircase to the first floor landing.

### **Lounge Diner**

23' 3" x 11' 9" ( 7.09m x 3.58m )

With a bay window to the front aspect, window to the side, feature fireplace with marble effect hearth and inset gas fire, carpet, three radiators and patio doors leading out to the rear garden.

#### Kitchen

9' 8" x 8' 9" ( 2.95m x 2.67m )

With a window to the rear to the conservatory, and having a range of wood effect units to both the floor and eye level with marble effect worktops over, stainless steel sink, drainer and mixer tap. Electric oven, gas hob with extractor hood above, tiling to the walls and floor, radiator and door leading through to the conservatory.

### Conservatory

9' 8" x 17' 6" ( 2.95m x 5.33m )

With tiles to the floor and double doors leading out to the rear garden.

#### **Downstairs Cloakroom**

Having a wash hand basin, low level WC, tiling to the floor, and a radiator.

## **First Floor Landing**

With a window to the side on the staircase, airing cupboard, radiator and hatch access to the loft.

### **Master Bedroom**

9' 4" x 9' 6" ( 2.84m x 2.90m )

With a window to the rear aspect, fitted wardrobes and cupboards, wood effect laminate flooring, radiator and door through to the en-suite.

### **En-Suite**

With a window to the rear aspect, shower cubicle, wash hand basin, low level WC, tiling to the walls and floor, and a radiator.

#### **Bedroom Two**

10' 8" x 10' 6" ( 3.25m x 3.20m )

With a window to the front aspect, fitted wardrobes and cupboards, radiator and wood effect laminate flooring.

#### **Bedroom Three**

9' x 7' 4" ( 2.74m x 2.24m )

Window to the front aspect, radiator and wood effect laminate flooring.

# **Family Bathroom**

5' x 9' (1.52m x 2.74m)

Window to the rear aspect and comprising of white suite including bath with shower over, wash hand basin, low level WC, radiator, and tiling to the walls and floor.

## **General Description Outside**

The property sits on a corner plot, to the front with driveway leading to a single garage, tidy gardens with lawn, mature shrubs and hedging. Gated access through to the rear garden.

The rear garden features a patio area perfect for outside dining and entertaining, lawns, trees, mature shrubs, flowers and enclosed by fencing.

Single garage has power and lighting.





## welcome to

# **Malvern Drive, Gonerby Hill Foot Grantham**

- **Detached Family House**
- Well Presented Throughout
- Conservatory
- Three Bedrooms, One with En-Suite
- Corner Plot Location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

quide price

£265,000 - £275,000







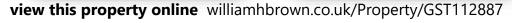
**Ground Floor** 



First Floor



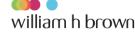
Please note the marker reflects the postcode not the actual property





Property Ref: GST112887 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire, NG31 6NN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.