



**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.



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## **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

guide price

**£265,000 - £275,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST112887 - 0004

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