



**Cheviot Close, Gonerby Hill Foot, Grantham NG31 8GF**



**welcome to**

**Cheviot Close, Gonerby Hill Foot, Grantham**

Guide price £210,000 - £220,000 Modern three bedroom semi detached family house in a very popular location, close to the local primary school and secondary schools. Front and rear gardens, and a driveway for off road parking.



### Entrance Hall

Part glazed door leading into the hall way, with staircase to the first floor, radiator and laminate floor, and door to the lounge.

### Lounge

9' 10" x 16' ( 3.00m x 4.88m )

With a bay window to the front aspect, with seating and built in storage beneath, radiator to one wall, feature electric fireplace, carpeted flooring.

### Kitchen

13' 7" x 9' 1" ( 4.14m x 2.77m )

Boasting a range of white units at both floor and eye level, with fitted wood effect worktops over. Wall mounted boiler situated in one of the cupboards, integrated oven and hob with extractor hood above. Stainless steel sink with a single drainer to one side and mixer tap over, built in dishwasher and space for further appliances. Understairs storage space.

Window to the rear aspect and and part glazed door leading to the conservatory.

Tiled flooring, part tiled wall, understairs storage cupboard, coving,

### Conservatory

12' 4" x 11' 10" ( 3.76m x 3.61m )

This lovely addition to the home has french doors leading out to the garden, laminate flooring, fan to the ceiling, and skylight window.

### First Floor Landing

With carpeted flooring, hatch access to the loft and door leading to the airing cupboard which houses the water tank and shelving.

### Bedroom One

9' 2" x 11' 1" ( 2.79m x 3.38m )

Window to the rear, radiator underneath, coving to the ceiling, and two double wardrobes.

### Bedroom Two

6' 4" x 10' 1" ( 1.93m x 3.07m )

Window to rear, radiator underneath, carpeted flooring, and coving to the ceiling.

### Bedroom Three

7' x 6' 11" ( 2.13m x 2.11m )

With a window to the front aspect with a radiator underneath, carpeted flooring, and coving to the ceiling. This room would be ideal for a third bedroom, or a home office.

### Family Bathroom

With an obscure window to side, bath with a shower over, low level wc and wash hand basin, part tiling to the walls, laminate flooring and radiator.

### General Description Outside

To the front of the property, the garden has been paved to provide off road parking for at least two vehicles, there is a small lawned area and the gardens are of open plan style with a gated side access to the rear garden.

To the rear of the property, the garden is mainly laid to lawn, with a feature paved patio area, The garden is nicely established with mature shrubs and to include a shed. Water tap.



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## Cheviot Close, Gonerby Hill Foot Grantham

- MODERN THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE, DINING KITCHEN AND CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM
- IN A VERY SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: D

guide price

**£210,000 - £220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113010 - 0008

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