

Cliffe Road, Gonerby Hill Foot, GRANTHAM NG31 8HW

welcome to

Cliffe Road, Gonerby Hill Foot, GRANTHAM

Offering 'CHAIN FREE' this detached house is in need of some renovation works and decoration. Boasting spacious accommodation this is a perfect family home with two reception rooms, conservatory, three bedrooms, bathroom, off road parking and sizeable garden to the rear. VIEWING ESSENTIAL













Entrance Hall

Feature brick archway invites you through the partglazed door with side glass panels into the entrance hall with carpet, radiator, storage cupboard, staircase rising to the first floor landing and doors leading into the lounge and the kitchen.

Lounge

14' 4" x 12' 5" (4.37m x 3.78m)

With a bay window to the front aspect, fireplace with wood surround and gas fire, carpet, radiator, and double doors which are glazed leading into the dining room.

Dining Room

10' 8" x 9' 11" (3.25m x 3.02m)

With carpet, radiator and patio doors leading into the conservatory.

Conservatory

10' 8" x 5' 4" (3.25m x 1.63m)

Lovely addition to the property which includes carpet, radiator and doors leading out to the rear garden.

Kitchen

15' 4" x 7' 3" (4.67m x 2.21m)

Galley style kitchen with a window to the side aspect, and having a range of units to both the floor and eye level with worktops over. Electric oven, space for a washing machine, dishwasher, fridge and undercounter freezer. Tiling to the walls and wall mounted boiler. Carpet and door leading out to the rear garden.

First Floor Landing

With a window to the side aspect, airing cupboard, carpet, hatch access to the loft, and door leading into the bedrooms and family bathroom.

Bedroom One

14' 2" x 8' 6" (4.32m x 2.59m)

Lovely sized bedroom with a window to the front aspect, built-in wardrobe, carpet, and radiator.

Bedroom Two

11' 3" x 10' 8" (3.43m x 3.25m)

This double room has a window to the rear aspect, carpet, and radiator.

Bedroom Three

9' 1" x 7' 9" (2.77m x 2.36m)

Good single room with a window to the front aspect, carpet and radiator.

Family Bathroom

7' 6" x 5' 5" (2.29m x 1.65m)

With a window to the rear aspect and comprising of a bath with shower over, wash hand basin, low level WC, tiling to the walls, carpet, and radiator.

General Description Outside

Approaching the property to the front with hedging, gravel, and driveway leading to a single garage. Access through to the rear garden. This large rear garden features a paved patio area perfect for outside dining and entertaining, lawn, shed and greenhouse.

Single garage with up and over door, power and lighting.

Agents Note:

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'





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Cliffe Road, Gonerby Hill Foot GRANTHAM

- Detached Family House
- 'CHAIN FREE'
- Two Reception Rooms and Conservatory
- Three Bedrooms
- Off Road Parking and Large Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£230,000







Garage







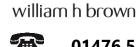
Ashley Dr. St. Walle Roy. Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113509



Property Ref: GST113509 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire, NG31 6NN



williamhbrown.co.uk

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