



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 part-glazed 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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welcome to

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113509 - 0004

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