

Meadow View, Pond Street, Great Gonerby, Grantham NG31 8LJ



# welcome to

# **Meadow View, Pond Street, Great Gonerby, Grantham**

\*GUIDE PRICE £575,000 - £600,000\* - Bespoke detached bungalow newly built in the very popular village of Great Gonerby. Offering open plan kitchen/dining and lounge area, utility room, cloakroom, four double bedrooms and family bathroom. High specifications throughout and large rear garden.

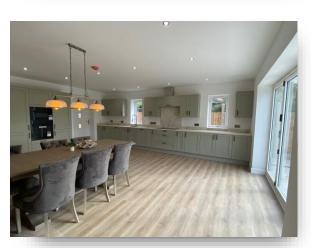












#### **Entrance Hall**

Entering the property to the front through a composite door with wood flooring, radiator, doors leading through to the open plan kitchen/dining/lounge area, cloakroom, utility, four bedrooms and family bathroom.

### **Open Plan Kitchen/Lounge Area**

32' 9" x 20' 4" ( 9.98m x 6.20m )

Lovely dual aspect room with windows to both the front and rear aspects and comprising of a newly fitted, high specification bespoke kitchen having a range of green units to both the floor and eye level with granite style worktops over, inset sink, drainer and mixer tap. Integrated double oven, hob with extractor above. Built-in dishwasher, wood flooring, and two radiators. Feature brick wall which separates the kitchen from the lounge area and beautiful bifold doors leading out to the rear garden. Back door leading to the front of the property opening out onto the driveway.

### **Utility Room**

9' 6" x 8' 7" ( 2.90m x 2.62m )

With a window to the front aspect, base units with a stainless steel sink, drainer and mixer tap above. Wood flooring, radiator, space for a washing machine and the heat source tank.

## **Principal Bedroom**

15' 9" x 12' 6" ( 4.80m x 3.81m )

With a window to the side aspect, wood flooring, radiator, French doors leading out to the garden and door into the en-suite.

## **En-Suite Shower Room**

With a window to the rear aspect, and comprising of a double shower enclosure, vanity sink unit, low level WC, heated towel rail, and tiling to both the walls and floor.

#### **Bedroom Two**

15' 9" x 13' (4.80m x 3.96m) With a window to the front aspect, wood flooring, and a radiator.

#### **Bedroom Three**

16' 8" x 9' 6" ( 5.08m x 2.90m )

With a window to the rear aspect, wood flooring, and radiator.

#### **Bedroom Four**

12' 6" x 12' 3" ( 3.81m x 3.73m )

With a window to side aspect, wood flooring, and radiator.

### **Family Bathroom**

10' 4" x 7' 2" ( 3.15m x 2.18m )

Good sized bathroom which comprises of a bath with shower attachment, double shower cubicle, vanity sink unit, low level WC, heated towel rail, and tiling to both the walls and floor.

# **General Description Outside**

Having a block paved and gravel driveway to the front with pathway leading to the front door. The large rear garden features a large tiled patio area, perfect for outside dining and entertaining, newly laid turf and surrounded by fencing and hedging.





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# **Meadow View Pond Street, Great Gonerby Grantham**

- Bespoke Detached Bungalow
- **High Specifications Throughout**
- Open Plan Kitchen/Diner/Lounge Area
- Four Double Bedrooms
- Large Plot with Gardens

Tenure: Freehold EPC Rating: Exempt

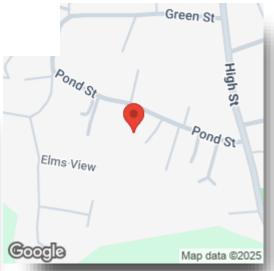
quide price

£575,000 - £600,000

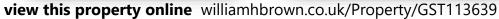








Please note the marker reflects the postcode not the actual property





Property Ref: GST113639 - 0003 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 guidance 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

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 and boundaries of the property and other important matters before exchange of contracts.





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