



Stephenson Avenue, Gonerby Hill Foot, Grantham NG31 8QA

welcome to

Stephenson Avenue, Gonerby Hill Foot, Grantham

GUIDE PRICE £245,000 - £255,000 - Beautifully presented family house in a very popular location. Benefitting from a convenient entrance porch, downstairs cloakroom, lounge, kitchen, conservatory, three bedrooms and bathroom. Driveway, garage and gardens front and rear. Viewing is Essential



Entrance Porch

With a uPVC part glazed door and window to the front, carpet and door leading into the entrance hall.

Hallway

Benefitting from a large understairs storage cupboard, carpet and radiator.

Lean To/Utility

Having a side door leading into the garage, door giving access to the front of the property and door which leads out to the garden. This space is currently housing the washing machine and tumble dryer. Also great for storage.

Downstairs Cloakroom

Which is off the lean to/utility which at the minute being used as extra storage, comprising of a wash hand basin, low level WC and tiling to the floor.

Lounge

14' 3" x 11' 6" (4.34m x 3.51m)

With a window to the front aspect, feature fireplace with wood and marble effect surround. carpet and radiator.

Kitchen

17' 1" x 8' 3" (5.21m x 2.51m)

With a window to the rear aspect and having a range of wood units to both the floor and eye level with worktops over, white sink, drainer and mixer tap. Space for a fridge freezer, useful pantry space, radiator, wood flooring, and tiling to the walls. For convenience there is also a door leading into the lead to/utility and archway through to the conservatory.

Conservatory

9' 5" x 8' 6" (2.87m x 2.59m)

Brick built with a solid roof, laminate flooring, archway through to the kitchen and patio doors leading out to the garden.

First Floor Landing

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

Bedroom One

11' 9" x 8' 9" (3.58m x 2.67m)

With a window to the front aspect, built-in wardrobe, carpet and a radiator.

Bedroom Two

9' 7" x 8' 5" (2.92m x 2.57m)

With a window to the rear aspect, built-in wardrobe, carpet and radiator.

Bedroom Three

With a window to the front aspect, carpet and radiator.

Family Bathroom

7' 1" x 5' 4" (2.16m x 1.63m)

With a window to the rear aspect, bath with shower attachment over, wash hand basin, low level WC, tiling to the walls wood flooring and radiator.

General Description Outside

Open front with a mix of gravel and lawn dotted with shrubs and hedging, driveway to the side leading to a single garage.

Beautiful large rear garden features a block paved patio area perfect for outside dining and entertaining, raised beds with planting, lawn, pond, enclosed by hedges and fencing. The garden also benefits from a summer house and shed.

Single garage with power and lighting.



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welcome to

Stephenson Avenue, Gonerby Hill Foot Grantham

- Semi-Detached House
- Beautifully Presented Throughout
- Conservatory
- Three Bedrooms
- Driveway, Garage and Gardens

Tenure: Freehold EPC Rating: C
Council Tax Band: B



guide price

£245,000 - £255,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113701 - 0005

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