



**Kings Gardens, Gonerby Hill Foot, Grantham NG31 8TY**



**welcome to**

**Kings Gardens, Gonerby Hill Foot, Grantham**

\*GUIDE PRICE £850,000 - £875,000\* - Impressive detached residence set on an exclusive development just on the outskirts of Grantham. Stunning home having accommodation over three floors, with multiple reception rooms, five bedrooms, and three en-suites. Driveway and triple garage.



### Entrance Hall

Inviting entrance into this grand hallway with central staircase, oak flooring, two radiators, coving to the ceiling, bootroom storage area. Access into the cloakroom, lounge, study, family area and dining room.

### Cloakroom

With a window to the front this quirky space benefits from a wash hand basin, low level WC, partial tiling to the walls and radiator.

### Study

10' 5" x 8' 7" ( 3.17m x 2.62m )

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

### Lounge

22' 7" x 13' 6" ( 6.88m x 4.11m )

Spacious bright lounge having two windows to the front aspect, feature fireplace with oak mantle, slate hearth and inset wood burner. Carpet, coving to the ceiling, radiator and French doors with window panels leading out to the rear garden.

### Family Area

14' 9" x 11' 3" ( 4.50m x 3.43m )

Beautiful open space used as a family area with wood flooring, radiator, coving and spotlights to the ceiling, windows and French doors leading out to the rear garden.

### Dining Room

14' x 13' 7" ( 4.27m x 4.14m )

With two windows to the front aspect, wood flooring and a radiator.

### Kitchen

22' 7" x 11' 7" widest point ( 6.88m x 3.53m widest point )

With windows to the front aspect and comprising of a range of modern grey units to both the floor and eye level with granite worktops over, white sink, drainer and mixer tap. Central island benefitting from more storage, featuring blue units with white worktop over. Integrated double oven, hob with extractor hood above, built-in wine cooler, fridge freezer and dishwasher. Wood flooring, radiator, access into the utility room and open through to the family area.

### Utility Room

7' 10" x 7' 10" ( 2.39m x 2.39m )

Great space with a range of grey units to both the floor and eye level with marble effect worktops over, Belfast sink and mixer tap, space for a washing machine and tumble dryer, wall mounted boiler and a radiator. Part glazed door leading out to the side of the property onto the driveway.

### First Floor Landing

Two windows letting in an abundance of light onto an impressive wrap around landing which has two radiators, a storage cupboard, access into three bedrooms and staircase rising to the second floor landing.

### Principal Bedroom

22' 5" x 13' 7" widest point ( 6.83m x 4.14m widest point )

Impressive dual aspect bedroom with windows to both the front and rear aspects, built-in wardrobes, carpet, coving to the ceiling, radiator and archway through to the dressing area.

### Dressing Area

Comprising of a range of fitted wardrobes, carpet and door through to the en-suite.

### En-Suite To Principal

10' 11" widest point x 10' 6" widest point ( 3.33m widest point x 3.20m widest point )

With a window to the rear aspect and comprising of a shower enclosure, wash hand basin, low level WC, heated towel rail and tiling to both the walls and floor.

### Bedroom Two

13' 5" x 11' Excl recess ( 4.09m x 3.35m Excl recess )

With a window to the rear aspect, built-in wardrobes, carpet, coving to the ceiling, radiator and access into the en-suite.

### En-Suite Shower Room

Comprising of a shower enclosure, wash hand basin, low level WC, heated towel rail, extractor fan and tiling to both the walls and floor.

### Bedroom Three

11' 7" x 10' 1" Excl recess ( 3.53m x 3.07m Excl recess )

With two windows to the front aspect, built-in wardrobes, carpet, coving to the ceiling, radiator and access into the en-suite.

### En-Suite To Bed 3

With a window to the side aspect and comprising of a shower enclosure, wash hand basin, low level WC, heated towel rail and tiling to the walls and floor.

### Second Floor Landing

Wrap around landing area with two windows to the front aspect, carpet, coving and spotlights to the ceiling and access into the bedrooms and staircase to the second floor.

### Bedroom Four

11' 10" x 10' 6" Excl recess ( 3.61m x 3.20m Excl recess )

With a window to the front aspect, built-in wardrobes/storage, carpet, radiator, hatch access to the loft and sloped ceilings.

### Bedroom Five

20' 1" Excl wardrobes x 12' 2" ( 6.12m Excl wardrobes x 3.71m )

Lovely dual aspect bedroom with windows to both the front and rear aspects, built-in wardrobes, carpet, radiator and sloped ceilings.

### Family Bathroom

10' 7" x 6' 11" Excl recess ( 3.23m x 2.11m Excl recess )

With a window to the front aspect, the family bathroom comprises of a bath, double shower enclosure, pedestal wash hand basin, low level WC, shaver socket, heated towel rail and tiling to both the walls and floor. Sloped ceiling.

### General Description Outside

Sitting proud on the plot with a double block paved driveway, giving plenty of off-road parking, which leads to a triple garage. Lawn to the front having a path leading to the front entrance. Gated access through to the rear. The substantial rear garden features a paved patio area, perfect for outside dining and entertaining. Plenty of lawn with fencing.

Outbuilding (22.10x13.10) currently used as a games room with electric heating and bifold doors.



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## Kings Gardens, Gonerby Hill Foot Grantham

- Set on an Exclusive Development
- Impressive Detached Residence
- Multiple Reception Rooms
- Five Bedrooms & Three En-Suites
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: G

guide price

**£850,000 - £875,000**



Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 378.8 m<sup>2</sup> (4,077 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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