



**Grampian Way, Gonerby Hill Foot, Grantham NG31 8FY**



**welcome to**

**Grampian Way, Gonerby Hill Foot, Grantham**

\*GUIDE PRICE £450,000 - £475,000\* - Perfect detached family home with spacious accommodation and in a popular location on the outskirts of Grantham. Beautifully presented throughout boasting two reception rooms, five double bedrooms, double garage and gardens. Viewing is Essential.



## Entrance Hall

Entering the property through a part glazed door into the lovely open entrance hallway with coving to the ceiling, radiator, wood effect flooring, and staircase leading to the first floor landing.

## Downstairs Cloakroom

Comprising of a wash hand basin, low level WC, radiator and mosaic tile effect flooring.

## Lounge

17' 1" x 11' 1" ( 5.21m x 3.38m )

With bay window to the front aspect, feature fireplace, newly fitted wood burning with oak mantle, radiator, coving to the ceiling, carpet and double glass doors leading through to the dining room.

## Dining Room

12' 1" x 9' 8" ( 3.68m x 2.95m )

With wood effect flooring, coving to the ceiling, radiator and patio doors leading out to the rear garden.

## Snug

14' max x 7' 7" max ( 4.27m max x 2.31m max )

With a lovely bay window overlooking the rear garden, wood effect flooring, radiator, coving to the ceiling and built-in storage cupboards and shelving.

## Kitchen

16' 5" max x 8' 9" max ( 5.00m max x 2.67m max )

With a window to the rear aspect, and having a range of grey units to both the floor and eye level with black worktops over, part tiled wall, tiled floor, white ceramic sink with rinser, drainer, mixer tap, with white tile splashbacks. Integrated double oven, hob with extractor fan above, plumbing for a dishwasher and space for appliances. Benefitting from a breakfast bar and tiled flooring.

## Utility Room

7' 5" x 5' 9" ( 2.26m x 1.75m )

Comprising of the same grey units, to both the floor and eye level with black worktops over, white ceramic sink with drainer, mixer tap and white tile splashbacks. Wall mounted boiler, radiator, plumbing for a washing machine and tiled flooring.

## First Floor Landing

With a storage cupboard, carpet, airing cupboard with new un-vented hot water tank, hatch access to the loft and doors leading to the bedrooms and family bathroom.

## Master Bedroom

12' 5" max x 14' max ( 3.78m max x 4.27m max )

With a window to the front aspect, built-in wardrobes, carpet, radiator and door leading into the en-suite.

## En-Suite Shower Room

With a window to the side aspect, shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, shaver socket, partially tiled walls and tiled flooring.

## Bedroom Two

15' 4" max x 9' 6" max ( 4.67m max x 2.90m max )

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

## Bedroom Three

9' 1" x 11' 4" ( 2.77m x 3.45m )

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

## Bedroom Four

13' 4" max x 8' 2" max ( 4.06m max x 2.49m max )

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

## Bedroom Five

11' 10" max x 8' 10" max ( 3.61m max x 2.69m max )

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

## Family Bathroom

With a window to the rear aspect, 6ft bath, shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, tiled walls and flooring.

## General Description Outside

Approaching the property to the front with hedging, double width driveway, lawn and shrub borders, gated access through to the rear garden and steps leading up to the front door.

The tiered rear garden offers a lovely paved patio area perfect for outside dining and entertaining with dwarf wall. Steps up to a lawn, mature shrub and plant borders, with fencing to either side and boasting open field views to the rear.



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## Grampian Way, Gonerby Hill Foot Grantham

- Detached Family House
- Two Reception Rooms
- Modern Kitchen with Utility
- Five Double Bedrooms
- Double Garage, Driveway and Gardens

Tenure: Freehold EPC Rating: C

guide price

**£450,000 - £475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST113118 - 0003

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