



Lilacwood Drive, Gonerby Hill Foot, Grantham NG31 8GS

welcome to

Lilacwood Drive, Gonerby Hill Foot

NO ONWARD CHAIN Guide price £300,000 - £310,000 Beautifully presented executive family home situated within Gonerby Hill Foot with spacious accommodation throughout to include a conservatory, lounge and separate dining room, family room and en-suite to the master.



Entrance

Entering the property through a decorative uPVC glazed door into the spacious entrance hall, with Terracotta tiled floor, double doors leading through to the lounge, radiator, telephone point and stairs rising to the first floor landing.

Lounge

19' 5" max x 11' 9" (5.92m max x 3.58m)

This spacious lounge boasts a feature living flame gas fire, set in a brick built surround fireplace. Boxed bay uPVC window to the front aspect, radiator, television point and coving to textured ceiling. Double doors leading through to the dining room.

Study/ Family Room

16' 3" x 7' 7" (4.95m x 2.31m)

Converted from the garage having a leaded uPVC window to the front aspect, fitted work station, telephone point and coving to textured ceiling.

Dining Room

11' x 9' 8" (3.35m x 2.95m)

Having radiator, coving to textured ceiling, door leading through to the kitchen and Bifold doors opening to the conservatory.

Conservatory

13' 2" x 12' 9" (4.01m x 3.89m)

This spacious Victorian style conservatory has French doors opening onto the garden and porcelain tiled floor.

Kitchen

11' max x 10' 9" max (3.35m max x 3.28m max)

Boasting a newly fitted kitchen of pale grey colour, with units at both floor and eye level with work surfaces over and breakfast bar. One and half sink unit with drainer, mixer tap and decorative tiled splash backs. Built in Neff double electric oven at eye level and feature four ring gas hob with extractor hood above. Integrated appliances to include dishwasher unit and fridge-freezer. Tiled floor, radiator and uPVC window to the rear aspect. Door leading to the under stairs pantry and arch way leading to the utility room.

Utility Room

7' 7" x 4' 9" (2.31m x 1.45m)

With a range of units at floor and eye level, circular sink unit with mixer tap and decorative tiled splash backs. uPVC window the rear aspect, tiled floor and radiator. Cupboard housing the water boiler and part glazed door to the outdoor decking/ living area.

First Floor Landing

Galleried landing with access to all bedrooms and family bathroom. Door leading to the airing cupboard with shelving and hatch access to the loft with ladder.

Master Bedroom

12' x 11' 7" (3.66m x 3.53m)

This large double bedroom has fitted double wardrobes with mirrored frontage, uPVC window to the front aspect, coving to textured ceiling and radiator, and access to the en-suite.

En-Suite

Three piece suite comprising of shower cubicle with power shower, pedestal wash hand basin and low level WC. Full tiling to walls and tiled floor, coving to textured ceiling, radiator and obscure window to the side aspect.

Bedroom Two

13' 3" x 11' 3" (4.04m x 3.43m)

Double bedroom having fitted double wardrobes with mirrored frontage, uPVC window to the front aspect, coving to textured ceiling and radiator.

Bedroom Three

10' 1" x 8' 9" max (3.07m x 2.67m max)

This double bedroom has fitted wardrobes with mirrored frontage, uPVC window to the rear aspect, coving to textured ceiling and radiator.

Bedroom Four

10' 1" x 8' 4" (3.07m x 2.54m)

This double bedroom has fitted wardrobes with dresser unit, uPVC window to the rear aspect, coving to textured ceiling and radiator.

Family Bathroom

This champagne coloured suite comprises of bath with shower over, pedestal wash hand basin and low level WC. Radiator, tiling to half height level, coving to textured ceiling and obscure window to the rear aspect.

External Description

Approaching the property, there is a block paved driveway leading to the single garage. The garden is mainly laid to lawn with a well-stocked border and dwarf hedging.

The property is set on a corner plot with a sizeable rear garden, which is mainly laid to lawn with circular flower bed, borders, fencing and hedging. Offering an Indian stone patio for outdoor furniture and two sheds.

Agents Notes:

Council tax band - E

For more information, please visit - <http://www.southkesteven.gov.uk/index.aspx?articleid=9248>

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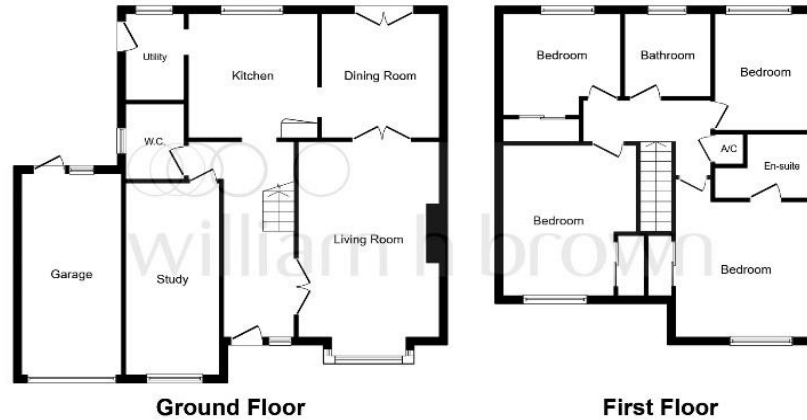
Lilacwood Drive, Gonerby Hill Foot

- EXTENDED DETACHED FAMILY HOME
- Four Double Bedrooms
- Lounge, Dining Room & Family Room
- Beautiful Conservatory
- Kitchen & Utility Room
- En-Suite to Master Bedroom
- Garage, Driveway & Gardens on a Corner Plot
- Very Popular Location

Tenure: Freehold EPC Rating: D

guide price

£300,000 - £310,000



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).
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william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk