

SOLD STC



Kimberley Terrace , Gonerby Hill Foot, Grantham
£170,000


MARTIN&CO



Kimberley Terrace , Gonerby Hill Foot, Grantham

2 Bedrooms, 2 Bathroom

£170,000

- Superb Period Built Home
- Stunning High Quality Interior
- Comprehensively Modernised & Improved
- Lovely Long Garden

ENTRANCE PORCH 4' 6" x 1' 10" (1.37m x 0.56m) A Pvcu porch has an attractive entrance door with inset stained glass leaded light in a floral motif. A further internal door opens from the porch into the sitting room.

SITTING ROOM 12' 10" x 11' 1" (plus bay 5'0" x 2'0") (3.91m x 3.38m) The moment you enter this room you cannot fail to be impressed by the immense style, quality and no little expense that has so evidently been bestowed upon this property, something repeated throughout this truly superb home. The sitting room has a generous double glazed bay window to the front elevation giving the room extra space and excellent natural light. Feature fireplace recessed to the chimney breast with tiled hearth and "floating" timber mantle inset to the chimney. Radiator. Stylish rustic limed oak look floor finish. Telephone and TV aerial points. Door leading to an inner lobby.

INNER LOBBY 5' 1" x 3' 9" (1.55m x 1.14m) With door to generous and extremely useful under-stairs storage area. Stairs off and further door to the dining room.

DINING ROOM 13' 1" x 11' 2" (3.99m x 3.4m) Further impressive reception room laying partly open plan to the adjacent kitchen. The room is beautifully

presented being recently redecorated and once again having excellent natural light entering through double doors to the rear elevation. These serve not only to afford lovely natural light but also an attractive aspect over as well as access to the blue brick paved yard and delightful garden beyond, quarry tiled threshold and high quality ceramic tiled floor finish. Radiator. Feature wall and chimney breast picked out in stylish contemporary wall paper. The dining room then opening to the kitchen.

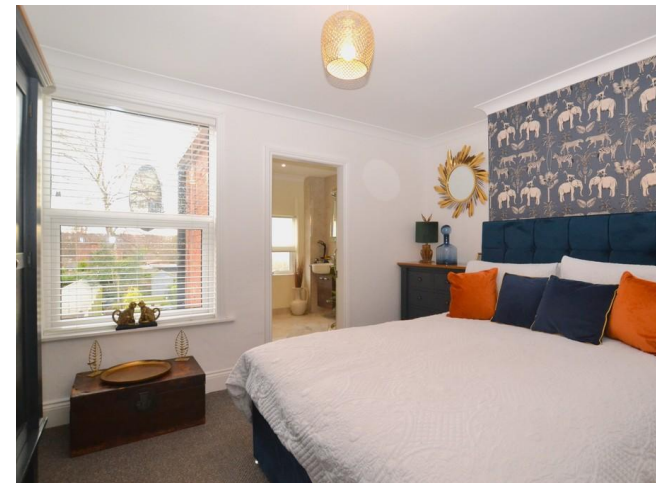
KITCHEN 9' 10 (max)" x 6' 2" (3m x 1.88m) Another beautifully presented space the kitchen is comprehensively fitted with a range of both base and eye level storage units with self closing doors, the base level units being surmounted by natural wood "butchers block" style work surfaces. These incorporating: ceramic sink unit with "swan neck mixer tap" as well as built in appliances including a multi-function oven above which is a four ring electric hob and over this in turn is a concealed fan hood. Bevelled high gloss, period style tiling in part to walls,

complementary tiled floor finish continued through from the dining room. Modern wall mounted gas boiler. Double glazed window to side. Space and plumbing for white goods. Radiator. To the far end a door opens to the ground floor shower room (this being complemented by the en-suite shower room to the principal bedroom on the first floor).

GROUND FLOOR BATHROOM 6' 0" x 5' 8" (1.83m x 1.73m) Once again recently refitted with a stylish modern three piece suite comprising: bath with shower over, wash hand basin inset to a vanity unit and close coupled w.c. Extractor fan. Electric shaver socket. Wall mounted heated towel rail/radiator. Obscured glazed double glazed window.

Returning to the inner lobby stairs rise through a half turn leading to the first floor landing.

LANDING With doors leading to the two bedrooms and en-suite shower room.



PRINCIPAL BEDROOM SUITE Generous double bedroom with door to an en-suite shower room.

BEDROOM 1 (EN-SUITE) 13' 0" x 11' 2" (3.96m x 3.4m) The bedroom is again beautifully presented and has the benefit of a double glazed window to rear with pleasant aspect. Radiator and door to the en-suite shower room

EN-SUITE SHOWER ROOM 8' 6" x 6' 3" (2.59m x 1.91m) Yet another extremely well presented and fitted room, with three piece suite comprising a shower cubicle with drench head, close coupled wc and "floating" wash hand basin with surrounding vanity unit. Double glazed window to rear. Tiled floor finish and partly tiled walls. Vertically mounted heated towel rail/radiator.

BEDROOM 2 13' 0" x 11' 2" (3.96m x 3.4m) Another beautifully presented, spacious double bedroom with double glazed window to front. Two radiators.

(Whoever utilises this bedroom has the luxury of knowing that although the first floor shower room is en-suite, they still have the unusual and highly desirable benefit of being able to use the ground floor bathroom with its three piece suite including a bath with shower over).

OUTSIDE The property not only impresses greatly inside but outside too, especially to the rear where there can be found a lovely and surprisingly large garden which is thoughtfully planted and well maintained. A gravelled pathway leads up to a generous lawned section flanked by well stocked borders. The lawn extending to a patio area with timber garden shed, fully enclosed by fencing and enjoying an advantageous westerly aspect.

These particulars are for the guidance of proposed purchaser/s and do not represent the terms of a contract, they must be accepted as a guide only and are issued without any responsibility for the vendor,

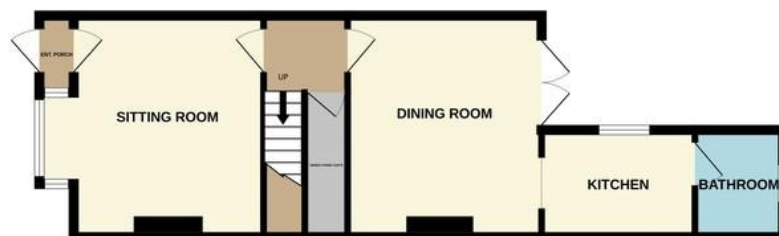
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	



GROUND FLOOR



1ST FLOOR



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Martin & Co Grantham

2 Market Place • • Grantham • NG31 6LQ
T: 01476 561911 • E: grantham@martinco.com

01476 561911

<http://www.martinco.com>



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