



27 Grampian Way,
Gonerby Hill Foot
Grantham. NG31 8FY



£375,000

- Superb Family Home
- Ground Floor Cloakroom
- Lounge and Dining Room
- Refitted Kitchen/Breakfast Room
- Utility Room
- Four Bedrooms
- Re-fitted Bathroom & En Suite
- Freehold – Energy Rating D



This is a highly impressive detached house where there has been recent major investment to include refitting of the kitchen, utility room and bathrooms as well as the addition of a garden room and replacement A rated Anglian windows throughout as well as a combination of quality Karndean flooring and recent carpets. In consequence there is little to do and a new purchaser can look forward to relatively low ownership costs for years to come. The property is immaculately presented and includes an entrance hall and cloakroom, a bay windowed lounge with an adjoining dining room, kitchen/breakfast room with quality appliances, utility room, fully insulated garden room, master bedroom with built in wardrobes, an en suite shower room, three further good sized bedrooms also with built in wardrobes and a quality family bathroom. There is off road parking, an integral garage and a delightful private rear garden. It would be difficult to overstate the overall quality and appeal that is offered. The property is offered for sale with NO CHAIN and early viewing is recommended.

ACCOMMODATION

ENTRANCE HALL

With composite entrance door from covered porch, Karndean flooring, radiator with cover, coving, spotlights and stairs rising to the first floor landing.

CLOAKROOM

0.91m x 1.52m (3ft x 5ft)

With low level WC., pedestal wash handbasin, tiled floor, radiator with cover, tiled walls and large fitted mirror.





KITCHEN/BREAKFAST ROOM

2.69m x 5.26m (8.8ft x 17.3ft)

Recently re-fitted with good quality Howdens fittings comprising a comprehensive range of base cupboards with matching work surfaces and wall cupboards to include glazed display cabinet; inset one and a half bowl sink with mixer tap, Neff integrated oven, Bosch gas hob with stainless steel cooker hood over, Bosch integrated dishwasher, under unit lighting, spotlights, radiator with cover, Karndean flooring and uPVC double glazed window to the rear elevation. An open arch leads through to the garden room.

UTILITY ROOM

1.57m x 2.59m (5.2ft x 8.5ft)

Having eye and base level cupboards and work surfaces, inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, under unit lighting, radiator, built-in utility cupboard, door to the garage and external uPVC half glazed door to the side.

GARDEN ROOM

2.84m x 2.89m (9.3ft x 9.5ft)

With an insulated slate effect tiled pitched roof, uPVC double glazed French doors to the garden, spotlighting.

DINING ROOM

2.92m x 3.27m (9.6ft x 10.7ft)

With uPVC double glazed window to the rear elevation, radiator with cover, coving and spotlights.

LOUNGE

3.53m x 5.13m (11.6ft x 16.8ft)

With uPVC double glazed bay window to the front elevation, feature fireplace with fitted gas fire (newly installed in May 2022), two radiators each with covers, spotlights and coving and an open arch to the dining room.

FIRST FLOOR LANDING

With loft hatch access via pull down ladder to a part boarded roof space with lighting, radiator with cover, coving, spotlights, built-in cupboard with Baxi 'A' rated gas fired boiler (installed in December 2021, with 9 years guarantee remaining).

MASTER BEDROOM

3.55m x 3.96m (11.6ft x 13ft)

With two uPVC double glazed windows to the front elevation with views over the town, radiator with cover, two built-in double wardrobes, Sharps fitted bedroom furniture, coving and spotlights.

EN SUITE SHOWER

Recently re-fitted with a quality suite comprising Aqualisa shower, wash handbasin with vanity storage beneath and low level WC with concealed cistern, Karndean flooring, chrome heated towel rail, spotlights, fully tiled walls and uPVC obscure double glazed window to the front elevation.

BEDROOM 2

2.59m x 4.42m (8.5ft x 14.5ft)

With uPVC double glazed dormer window to the front elevation affording extensive views over the town towards St Wulframs Church, built-in shelved double cupboard and radiator.

BEDROOM 3

2.56m x 3.7m (8.4ft x 12.1ft)

With uPVC double glazed window to the rear elevation, built-in double wardrobe, radiator, coving, spotlights and Sharps fitted furniture.

BEDROOM 4

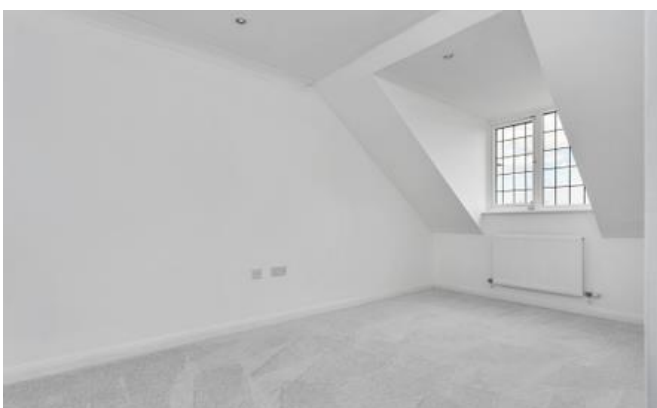
2.51m x 3.86m (8.2ft x 12.7ft)

With uPVC double glazed window to the rear elevation, Sharps fitted furniture, radiator.

FAMILY BATHROOM

1.9m x 2.77m (6.2ft x 9.1ft)

With uPVC obscure double glazed window to the rear elevation, a quality suite comprising a deep panelled bath with Aqualisa shower over, wash handbasin with vanity storage beneath and low level WC with concealed cistern, chrome heated towel rail, Karndean flooring, fully tiled walls.





OUTSIDE

2.59m x 5.03m (8.5ft x 16.5ft)

The property stands behind a front garden with a double width tarmac driveway and gated side access to the rear. The rear garden has been landscaped to include three stone patios, retaining walls, a water feature and a variety of shrubs and plants. There is also an outside tap. The property enjoys a good level of privacy and is not generally overlooked.

GARAGE

With up-and-over door, power and lighting and door to the utility room.

NOTE

All the soffits, fascias, guttering and downpipes were replaced with uPVC in 2021. There are also guarantees available on the replacement windows which run to 2026 and 2032.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D. Annual charges for 2023/2024 - £1,997.91

DIRECTIONS

From High Street continue on to Watergate and proceed over the traffic lights on to North Parade. Continue under the railway bridge on to Gonerby Hill Foot passing the primary school on the left-hand side and taking the next left turn on to Pennine Way. Take the right turn on to Grampian Way, bearing left at the junction and maintain a left turn until you eventually reach the property via a shared access on the right-hand side. The property fronts to Pennine

GONERBY HILL FOOT

The property is a short walk to Gonerby Hill Foot Church Of England Primary School, is within walking distance of Priory Ruskin Academy, The King's School (boys) and Kesteven & Grantham Girls' School and on the edge of Grantham town. It has a small convenience store, tennis club and gym with cafe (cafe also open to non members) and is on a bus route to town.

Grantham is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has a main line station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets and a Saturday street market.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall, not maximum measurements. All services and appliances have not and will not be tested.



Floorplan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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