



14 Peachwood Close,
Gonerby Hill Foot, NG31 8QP



Guide Price £380,000 to £390,000

- Popular Residential Location
- Detached Family Home
- Lounge
- Dining Room
- Office / Playroom
- FOUR DOUBLE Bedrooms
- Two En Suites + Family Bathroom
- Double Garage
- Open Views To Rear
- Freehold - Energy Rating D



**** GUIDE PRICE £380,000 to £390,000 **** Situated on the ever-popular Gonerby Hill Foot estate you will find this well proportioned detached family home. The property is situated at the head of the cul-de-sac and has views over the countryside towards Belton. The accommodation comprises of Entrance Hall, Lounge Dining Room Playroom/Office, Kitchen, FOUR Double Bedrooms of which TWO have En-Suite and there is also a family Bathroom. Outside there is a driveway which offers ample parking alone but also leads to a double garage. To the rear there is a lawned garden with a patio and separate seating area. Viewing is essential to appreciate the size of the accommodation and the view to the rear.

ACCOMMODATION

COVERED ENTRANCE PORCH

ENTRANCE HALL

With Kardean flooring, storage cupboard, stairs rising to the first floor and radiator.

CLOAKROOM

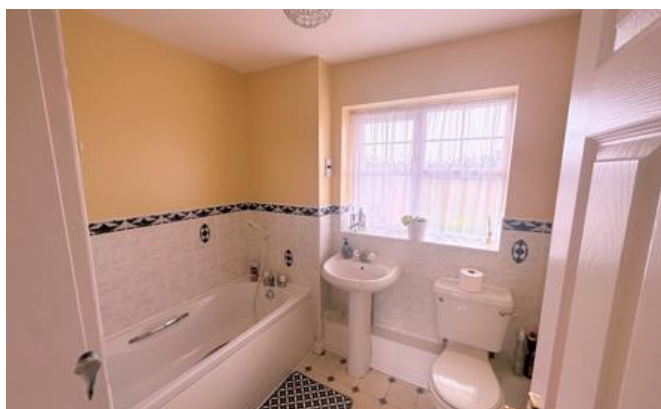
With wooden obscure double glazed window to the side aspect, low level WC., wall mounted wash basin, radiator and Kardean flooring.

LOUNGE

4.63m x 4.68m (15'2" x 15'4")

With wooden framed double glazed aluminium sliding patio doors to the garden, coal effect gas fire inset to marble hearth and Adam style wooden surround, two double radiators.





DINING ROOM

3.15m x 3.51m (10'3" x 11'5")

With wooden double glazed window to the side aspect, radiator.

OFFICE / PLAYROOM

2.13m x 2.3m (7'0" x 7'5")

With wooden double glazed window to the front aspect and radiator.

KITCHEN

2.72m x 4.18m (8'9" x 13'7")

With wooden double glazed window to the rear aspect, a range of eye and base level units with integrated fridge freezer, work surfaces with inset gas hob with extractor over, inset Bosch double oven, resin one and a half bowl sink and drainer with high rise mixer tap over, tiled floor.

UTILITY ROOM

1.65m x 2.63m (5'4" x 8'6")

With half obscure wooden double glazed door to the rear aspect, inset stainless steel sink and drainer, work surface with space and plumbing beneath for washing machine, space for tumble dryer, tiled flooring, radiator and wall mounted gas fired boiler.

FIRST FLOOR LANDING

Having loft hatch access, smoke alarm and airing cupboard housing the hot water cylinder.

BEDROOM 1

3.35m x 3.9m (11'0" x 12'8")

With attractive wooden double glazed window to the front aspect and radiator.

EN SUITE BATHROOM

1.89m x 2.21m (6'2" x 7'3")

With wooden obscure double glazed window to the rear aspect, a white suite comprising panelled bath, pedestal wash hand basin and low level WC., half tiled walls, vinyl flooring, shaver socket and heated towel rail.

BEDROOM 2

2.91m x 3.47m (9'5" x 11'4")

With wooden double glazed window to the rear aspect, built-in double wardrobes and radiator.

EN SUITE SHOWER ROOM

With wooden obscure double glazed window to the side aspect, tiled shower cubicle with power shower within, pedestal wash handbasin and low level WC., shaver point and heated towel radiator.

BEDROOM 3

2.34m x 4.2m (7'7" x 13'8")

With wooden double glazed window to the front aspect and radiator.

BEDROOM 4

3.03m x 2.3m (9'9" x 7'5")

With wooden double glazed window to the front aspect, single built-in cupboard and radiator.

BATHROOM

1.9m x 2.21m (6'2" x 7'3")

With obscure wooden double glazed window to the rear, a white suite of panelled bath with electric shower over, pedestal wash basin and low level WC., heated towel rail and tiling to wet areas.

OUTSIDE

There is a double tarmac driveway in front of the garages and a small lawned garden. A timber gate to the side leads through to the rear garden. The rear garden is of a good size with a paved patio area across the rear of the property and a concrete hardstanding area beside the garage. There is also a lawn, pond, established shrubs and plants and a decked footpath leading to a further decked patio area at the bottom of the garden. The low open style fencing on the rear boundary takes advantage of the open field views.

DETACHED DOUBLE GARAGE

5.07m x 5.43m (16'6" x 17'8")

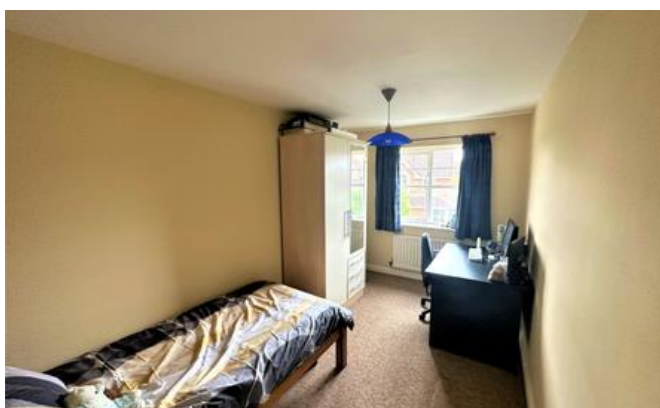
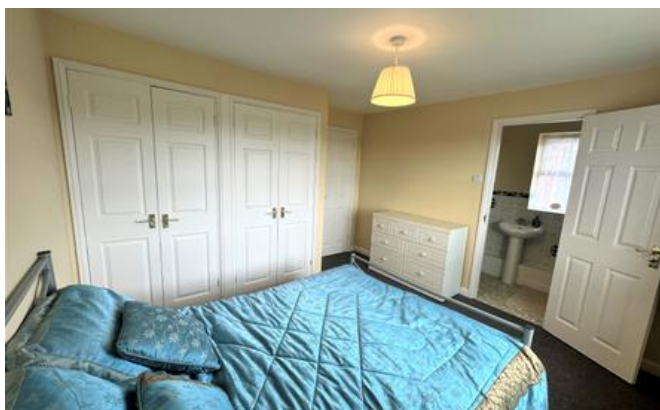
With twin up-and-over doors.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band E.





DIRECTIONS

From High Street continue on to Watgate proceeding over the traffic lights on to North Parade. Continue under the railway bridge onto Gonerby Hill foot and take the right-hand turning on to Hazelwood Drive. Continue along taking the last left turn onto Cherrywood Drive and then second right into Peachwood Close. The property is in the right-hand corner.

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 Today's convenience store, tennis club and gym with cafe 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 within 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 measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £350 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

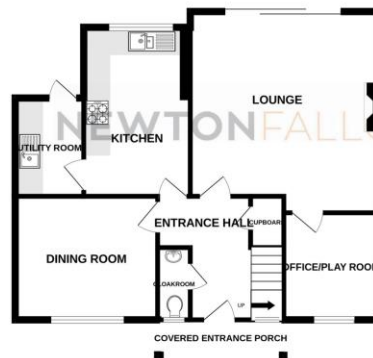
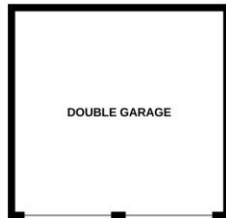
For more information please call in the office or telephone 01476 591900.



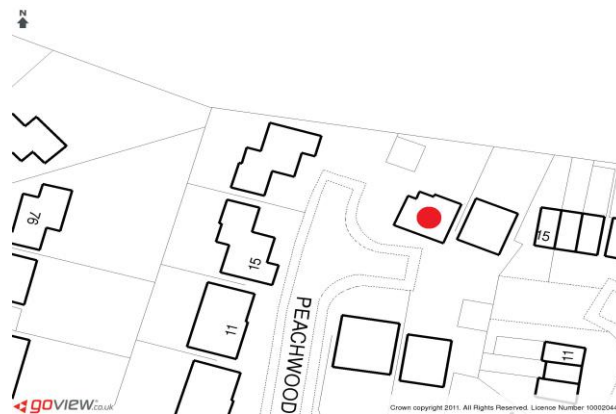
Floorplan

GROUND FLOOR

1ST FLOOR



Whilst 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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