



9 Cotswold Drive,
Gonerby Hill Foot. NG31 8GE



Guide Price £390,000 to £400,000

- Popular Residential Location
- Detached Family Home
- Study/Playroom
- Lounge, Kitchen
- Dining Room
- Conservatory
- Four Double Bedrooms
- Bathroom & En Suite
- Double Garage
- Freehold - Energy Rating C



Located on the ever popular Gonerby Hill Foot side of the town you will find this well presented Detached Family Home. The well proportioned accommodation comprises of Entrance Hall, Lounge with French Doors into the Dining Room, Conservatory, Kitchen. Utility, Study/Playroom, Cloakroom FOUR DOUBLE BEDROOMS, Master having En-Suite and a Family Bathroom, Outside there is a driveway which leads to a detached Double Garage and to the rear there is a lawned garden. Viewing is highly recommended to appreciate the size and presentation. Call the office today to book your viewing.

ACCOMMODATION

OPEN ENTRANCE PORCH

With storm porch covering and outside light.

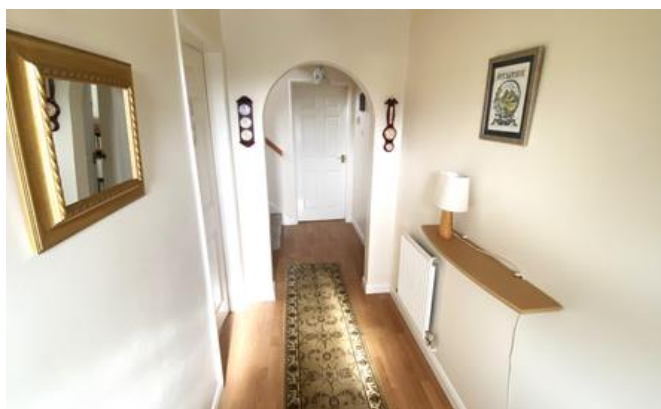
ENTRANCE HALL

Having composite entrance door, radiator and wood laminate floor.

CLOAKROOM

With uPVC obscure double glazed window to the side aspect, pedestal wash handbasin, low level WC., radiator and tiled floor.





STUDY/PLAYROOM

2.58m x 3.41m (8'5" x 11'2") into bay

With uPVC double glazed bay window to the front aspect, radiator and wood laminate floor.

LOUNGE

3.70m x 5.79m (12'1" x 18'11") into bay

With uPVC double glazed bay window to the front aspect, coal effect gas fire with marble style hearth and surround, radiator, glazed double doors to dining room.

DINING ROOM

2.74m x 3.41m (9'0" x 11'2")

With uPVC double glazed sliding patio doors to the conservatory, radiator.

CONSERVATORY

2.77m x 3.2m (9'1" x 10'5")

Of dwarf brick wall construction with uPVC double glazed units above, French doors to the garden and a polycarbonate roof, radiator and laminate flooring.

KITCHEN

3.15m x 3.27m (10'3" x 10'7")

With uPVC double glazed window to the rear aspect, a range of base level cupboards and drawers with matching eye level units, work surfacing with inset stainless steel sink and drainer with mixer tap over, inset gas hob with extractor over, eye level double oven, space for dishwasher, tiled splashbacks, laminate flooring, radiator, space for upright fridge freezer and space for table and chairs.

UTILITY ROOM

With uPVC half obscure double glazed door to the patio, base level cupboards with matching eye level cupboards, work surface with inset stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer, tiled splashbacks, radiator, laminate floor, wall mounted gas fired boiler and door to storage cupboard with shelves.

FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, loft hatch access, airing cupboard housing hot water cylinder.

BEDROOM 1

3.56m maximum x 4.14m (11'7" maximum x 13'6")

With uPVC double glazed window to the front aspect, radiator and built-in wardrobes.

EN SUITE SHOWER ROOM

1.19m x 2.74m (3'9" x 9'0")

With uPVC obscure double glazed window to the side aspect, fully tiled shower cubicle with glazed folding door, pedestal wash handbasin and close coupled WC., half tiled walls, extractor, shaver point and radiator.

BEDROOM 2

2.6m x 4.31m (8'5" x 14'1")

With uPVC double glazed window to the rear front, radiator and built-in wardrobes.

BEDROOM 3

2.83m x 3.2m (9'3" x 10'5")

With uPVC double glazed window to the rear aspect, radiator and built-in wardrobe.

BEDROOM 4

2.82m x 3.23m (9'3" x 10'6")

With uPVC double glazed window to the rear aspect, built-in wardrobe and radiator.

BATHROOM

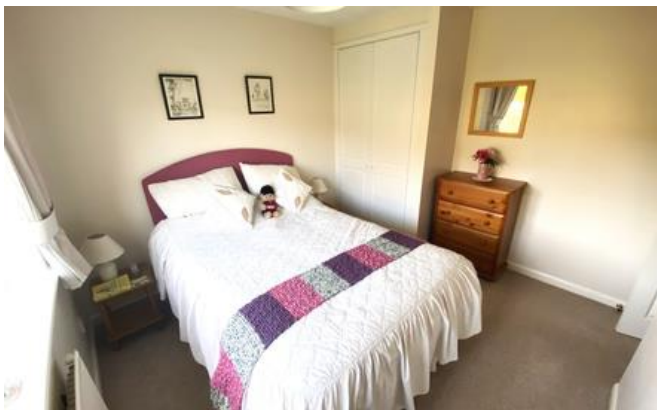
2.08m x 2.1m (6'8" x 6'9")

With uPVC obscure double glazed window to the rear aspect, panelled bath with electric shower over and glazed screen, pedestal wash handbasin and low level WC., tiled splashbacks, extractor and radiator.

OUTSIDE

The property has a lawned front garden with many mature shrubs. There is a double width tarmac driveway leading to the double garage and a paved footpath leading to the front entrance door and also following through a timber gate to the rear garden. At the rear there is a patio across the rear of the property and behind the garage (ideal for positioning of a shed if required), there is also a lawned garden with many mature trees, shrubs and plants to the borders. There is also an outside cold water tap.





DOUBLE GARAGE

With twin up-and-over doors and half glazed door to the garden.

SERVICES

Mains water, gas, electricity and drainage are connected. The property is fitted with a burglar alarm.

COUNCIL TAX

The property is in Council Tax Band E. Amount payable 2023/2024 - ££2,464.77

DIRECTIONS

From High Street continue on to Watergate continuing over the traffic lights on to North Parade. Proceed under the railways bridge on to Gonerby Hill Foot and continue along taking the left turn on to Pennine Way. Take the second left turn onto Cotswold Drive and the property is on the left.

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 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

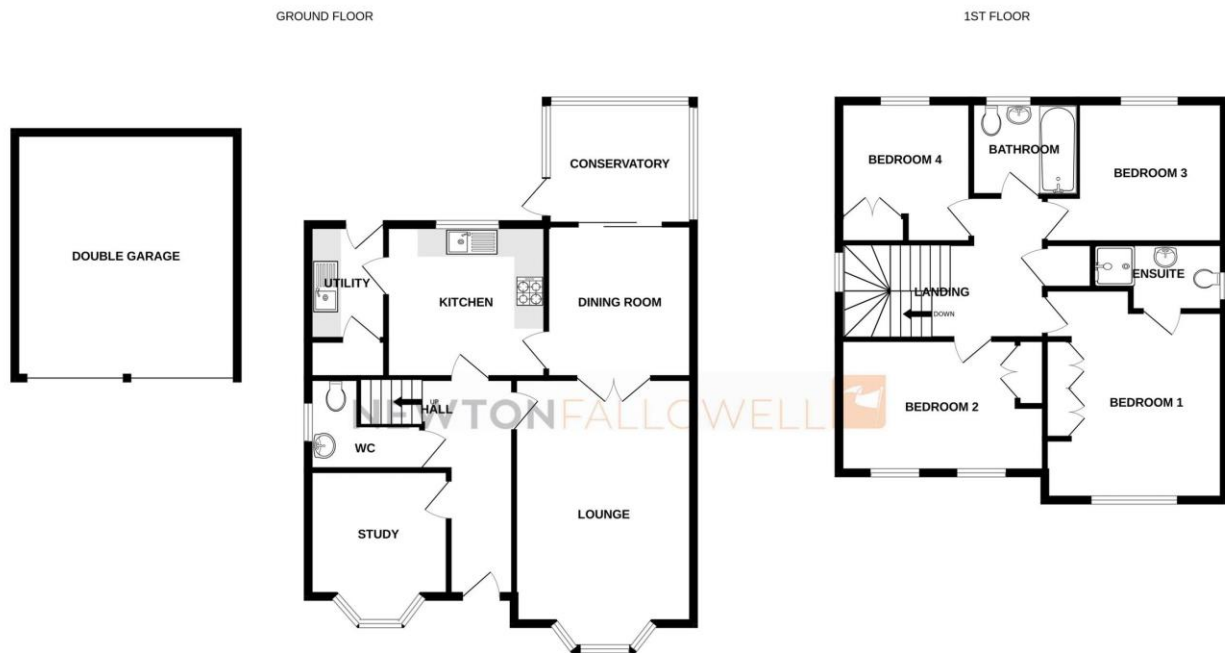
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For more information please call in the office or telephone 01476 591900.



Floorplan



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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