



18 Pinewood Drive,
Gonerby Hill Foot, NG31 8QQ



Guide Price £315,000 to £325,000

- Popular Residential Location
- Detached Family Home
- Lounge
- Dining Room
- Kitchen
- Utility & Cloakroom
- FOUR BEDROOMS
- En-Suite + Family Bathroom
- Corner Plot
- Freehold – Energy Rating to be assessed



Located on the Gonerby Hill Foot side of town you will find this well presented detached family home. The property, which occupies a corner plot, has accommodation that comprises Entrance Hall, Lounge, Dining Room, Kitchen, Utility, Cloakroom, FOUR BEDROOMS, the master with En-Suite and a separate family Bathroom. Outside there is a driveway which leads to a single garage. To the rear there is a patio seating area and a private garden which is laid to lawn. To book your viewing call the office today.

ACCOMMODATION

ENTRANCE PORCH

An open entrance porch with tiled roof over.

ENTRANCE HALL

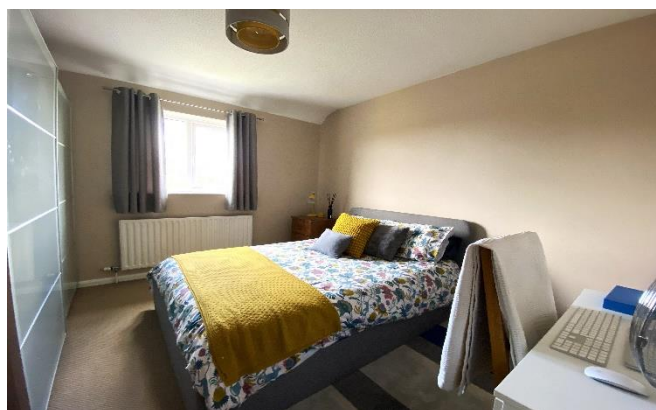
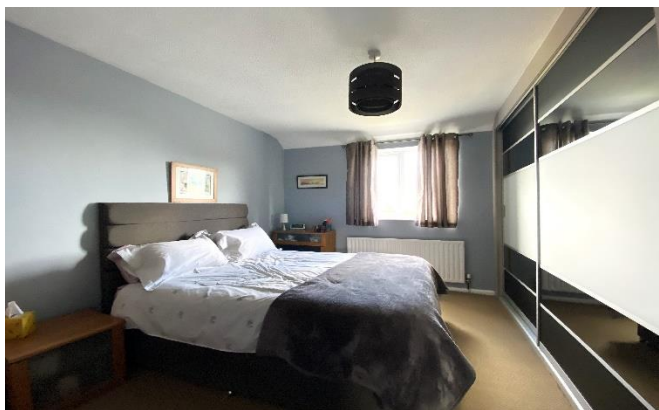
With composite entrance door and uPVC obscure double glazed side panel, wood laminate floor, radiator and stairs rising to the first floor landing.

LOUNGE

3.23m x 5.32m (10'7" x 17'6")

With uPVC double glazed box bay window to the front aspect, uPVC double glazed French doors to the garden, Living Flame gas fire with attractive surround and radiator.





DINING ROOM

2.74m x 3.09m (9'0" x 10'1")

With uPVC double glazed bay window overlooking the garden and radiator.

KITCHEN

2.40m x 3.50m (7'11" x 11'6")

Having uPVC double glazed window to the front aspect, a good range of base level cupboards and drawers with matching eye level units including glazed display cabinets, work surfacing with inset 4-ring gas hob with stainless steel extractor over and electric oven beneath, integrated wine rack, inset stainless steel one and a half bowl sink and drainer, space and plumbing for dishwasher, tiled flooring, tiled splashbacks.

UTILITY ROOM

1.40m x 2.81m (4'7" x 9'2")

With uPVC half obscure double glazed door to the rear aspect, work surface with inset circular stainless steel sink, a run of wall cupboards, base level units including tall standing cupboards, space and plumbing for washing machine, space for tumble dryer, tiled splashbacks, tiled floor and radiator.

CLOAKROOM

1.22m x 1.75m (4'0" x 5'8")

With pedestal wash basin, low level WC., tiled splashbacks and extractor.

FIRST FLOOR LANDING

With loft hatch access and radiator.

BEDROOM 1

2.89m x 3.59m (9'6" x 11'10")

With uPVC double glazed window to the front aspect, Sharps fitted wardrobe with sliding doors offering ample storage and radiator.

EN SUITE

1.89m x 0.86m (6'2" x 2'10")

With uPVC obscure double glazed window to the side aspect, shower cubicle with electric power shower within, wash basin with vanity storage beneath, tiled splashbacks and heated towel rail.

BEDROOM 2

3.58m x 3.59m (11'8" x 11'10")

With uPVC double glazed window to the front aspect, Ikea wardrobe with sliding doors and radiator.

BEDROOM 3

2.70m x 2.71m (8'11" x 8'11")

With uPVC double glazed window to the rear aspect wood laminate floor and radiator.

BEDROOM 4

1.70m x 2.49m (5'7" x 8'2")

With uPVC double glazed window to the rear aspect and radiator.

BATHROOM

2.04m x 1.67m (6'8" x 5'6")

Having uPVC obscure double glazed window to the rear aspect, an 'L' shaped panelled bath with electric shower over, fully tiled splashback and glazed shower screen, washbasin with vanity storage beneath and close coupled WC., half tiled walls, heated towel radiator and airing cupboard housing the hot water cylinder.

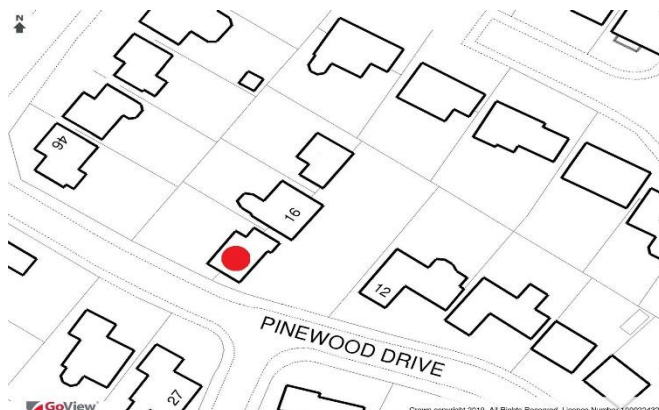
OUTSIDE

There is a shared block paved entrance with No's 14 and 16 Pinewood Drive, leading onto a private block paved driveway in front of the garage. There is also a lawned front garden and timber gate to one side leading through to the rear garden. At the rear there is a paved patio area and recessed open porch to the lounge ideal for the positioning of gardening shoes etc. The rear garden is laid to lawn, being private and enclosed by tall hedging, brick walls and fencing.

ATTACHED SINGLE GARAGE

2.47m x 5.19m (8'1" x 17'0")

With up-and-over door power and lighting, wall mounted gas fired central heating boiler, uPVC obscure double glazed window and door to the rear garden.





SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue onto Watergate proceeding over the traffic lights onto North Parade and under the railway bridge onto Gonerby Hill Foot. Take the left turn onto Stephenson Avenue, right onto Pinewood 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 as well as within walking distance of St Sebastian's Primary School at Great Gonerby. It 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.

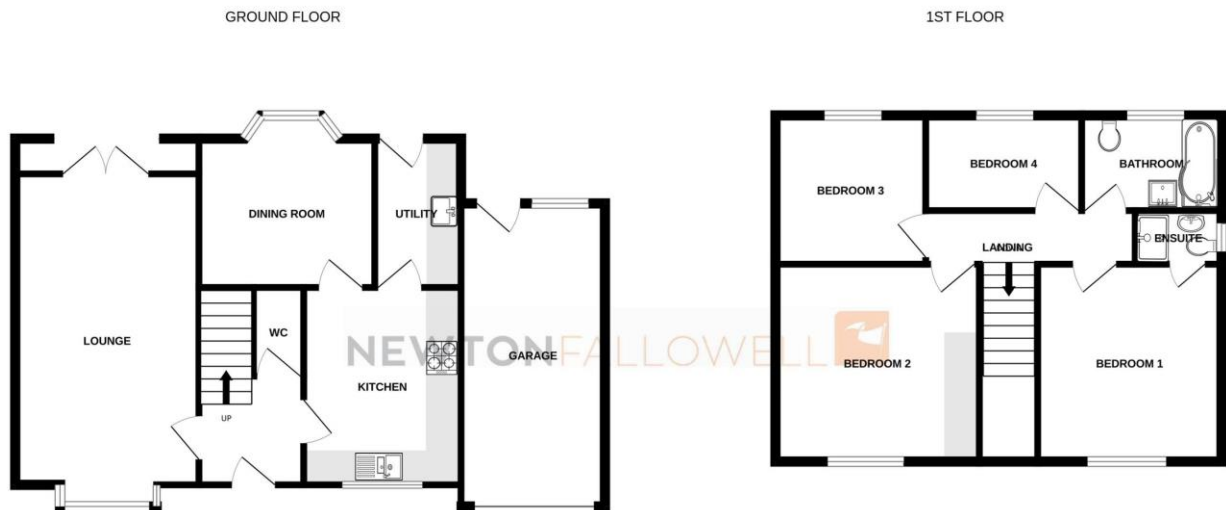
NOTE

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 £300 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 £250 if you use their services.

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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