



1 Grantham Road,
Great Gonerby, NG31 8JZ



Guide price £305,000

- 2 Bedroom Detached Bungalow
- Views of the Church Spire
- Popular Village Location
- Generous Plot
- Well Presented
- Lounge with wood burning stove
- Garden Room
- Kitchen/Breakfast Room
- Bathroom & Separate Cloakroom
- Freehold – Energy Rating to be assessed



A beautifully presented and well maintained detached bungalow located in the village of Great Gonerby and with garden views of the church spire. This much loved home comprises as follows: entrance hall, lounge with a feature "hole in the wall" wood burning stove and French doors opening to a garden room that also makes a perfect dining area overlooking the garden, a modern fitted breakfast kitchen with breakfast bar, cloakroom, two double bedrooms and a bathroom. Outside you will find a driveway allowing the parking of several vehicles. The garden, which is predominantly to the front and side, has a variety of shrubs and trees as well as areas laid to lawn. There is also a summer house and decked seating, barbeque area and external power points. The bungalow also benefits from gas central heating and UPVC double glazing throughout. A boarded loft has created excellent storage space. It cannot be stressed enough how important it is to view this property to fully appreciate the features and benefits. Call now to arrange a viewing.

ACCOMMODATION

ENTRANCE HALL

Having inset uPVC obscure double glazed entrance door with uPVC obscure double glazed side panel and transom windows over, wood laminate floor, double radiator, access via pull-down ladder to partly boarded loft space with lighting and gas fired central heating boiler.





LOUNGE

3.87m x 5.0m into window (12'8" x 16'5" into window)

With uPVC double glazed window to the front and side aspects, double radiator, contemporary wall set wood burning stove, multi pane glazed double doors through to the garden room and unusual feature hexagonal framed porthole window to the front.

GARDEN ROOM

5.30m x 5.47m (17'5" x 17'11")

Having composite entrance door, bi-folding doors to the rear elevation and two radiators.

BREAKFAST KITCHEN

2.70m x 4.20m (8'11" x 13'10")

With uPVC double glazed window to the rear aspect, base level cupboards and drawers with matching wall cupboards, inset ceramic one and a half bowl sink and drainer with mixer tap over, Zanussi induction hob with tiled splashback, integrated washing machine and dishwasher, integrated electric oven with space for microwave above, down lighting, breakfast bar with useful cupboard storage below and kickplate heater.

REAR LOBBY

With uPVC double glazed door to the outside.

CLOAKROOM

1.56m x 1.70m (5'1" x 5'7")

With uPVC obscure double glazed window to the rear aspect, pedestal wash basin, low level WC., radiator, extractor fan and radiator.

BEDROOM 1

3.0m x 4.3x into window (9'10" x 14'1" into window)

With uPVC double glazed box bay window to the rear aspect, radiator and 3 down lights.

BEDROOM 2

3.00m x 3.20m (9'10" x 10'6")

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

BATHROOM

1.68m x 2.09m (5'6" x 6'11")

With uPVC obscure double glazed window to the rear aspect, a white 3-piece suite comprising panelled bath with mixer shower over, pedestal wash basin and low level WC., fully tiled walls and heated towel radiator.

OUTSIDE

A 5-bar timber gate leads to the driveway parking and to a lawn and gravelled areas, with footpath leading to the front entrance door. There are many mature trees and shrubs and a raised pond. The gardens are mainly to the front and side of the property and are established and private. Steps lead up to a raised decked seating area and SUMMERHOUSE which has lighting and power. To the side there is a further lawned area with a secluded decked seating area and at the rear there is a paved patio with laurel hedging. There is a barbecue area and mains power sockets.

SERVICES

Mains water, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

From High Street continue onto Watergate proceeding over the traffic lights onto North Parade and under the railway bridge into Gonerby Hill Foot. Continue through Gonerby Hill Foot and up the hill into Great Gonerby. As you pass The Knoll on the left-hand side and the bus stop on the right take the right turn which is also Grantham Road. Bear left and the property is tucked away at the end behind a 5-bar gate.

GREAT GONERBY

The village has a pub, convenience store, C of E Primary School and Post Office and is conveniently located for Grantham which is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. Great Gonerby is also close to the A1 north-south and Grantham has main line station offering easy access to London Kings Cross. Grantham has excellent schooling at all levels and several supermarkets. There is also a regular bus service in the village.





AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents 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.

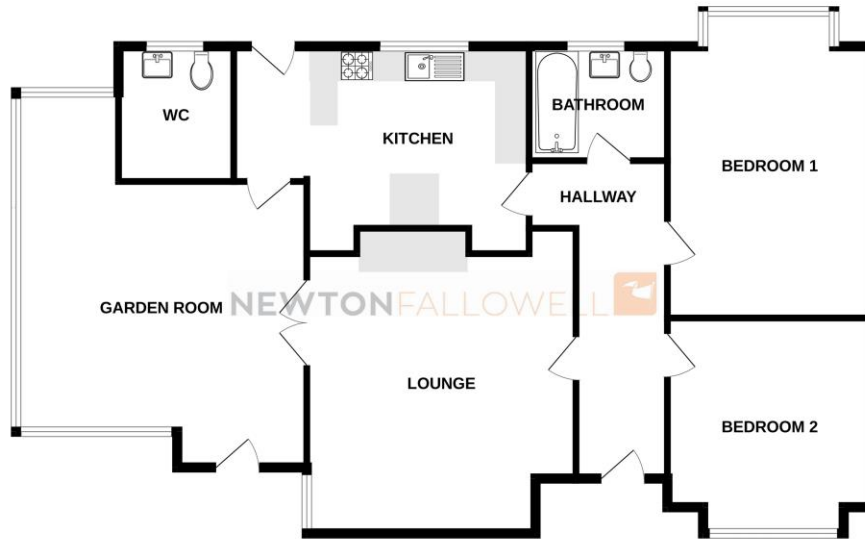
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For more information please call in the office or telephone 01476 591900.

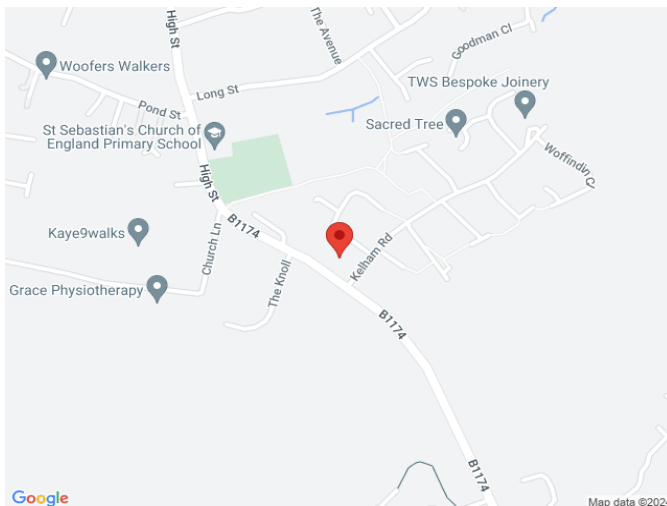


Floorplan

GROUND 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 operation or efficiency can be given.
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