



43 Stephenson Avenue,  
Gonerby Hill Foot, NG31 8QA



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**£229,950**

- Extended Semi Detached House
- Popular Gonerby Hill Foot Location
- Generous Plot
- Two Reception Rooms
- Fitted Kitchen
- Three Bedrooms & Bathroom
- Large Garage with Utility & Shower/WC
- No Chain
- Part Exchange Considered
- Freehold – Energy Rating D





A DECEPTIVELY SPACIOUS modern semi detached house situated in an established and WELL SPACED Gonerby Hill Foot development just to the north of the town centre. The property is offered for sale with NO ONWARD CHAIN and offers EXTENDED THREE BEDROOMED family accommodation with two reception rooms and a good sized kitchen. Benefits include gas fired central heating, replacement double glazing and NEW CARPETS. Outside there is a large single garage with a utility/store to the rear and an adjoining shower room/WC. The plot and overall sense of space is greater than is to be found with current new build homes and the house will make an IDEAL FIRST OR SECOND PURCHASE. The present owner would consider a part exchange property, particularly a good terraced house in the Stamford/Victoria Street areas of Grantham.

## ACCOMMODATION

### ENTRANCE PORCH

Having external uPVC entrance door and window, built-in cupboard with gas meter and electric consumer unit, radiator.

### ENTRANCE HALL

With glazed door to the lounge and staircase off to the first floor.







## LOUNGE

3.95m x 3.33m (13'0" x 10'11")

With wide uPVC double glazed picture window to the front elevation, feature fireplace with electric fire and gas point available, radiator and coving.

## DINING ROOM

4.3m x 3.54m (14'1" x 11'7")

A spacious dining room with twin aspects to the side and rear, having feature beam, central heating thermostat, radiator, under stairs storage cupboard, archway to the kitchen and gas fired central heating boiler within cupboard.

## KITCHEN

3.99m x 3.06m (13'1" x 10'0")

Having uPVC double glazed window to the side and rear elevations, uPVC obscure double glazed door to the garden, a range of base level cupboards with working surfaces over and matching eye level cupboards, inset stainless steel sink and drainer, tiled splashbacks, inset gas hob with oven beneath and extractor over, space and plumbing for washing machine, vinyl flooring, kickspace electric heater.

## FIRST FLOOR LANDING

Having built-in airing cupboard, radiator and loft hatch access.

## BEDROOM 1

3.35m x 2.6m (11'0" x 8'6")

With wide uPVC double glazed picture window to the front elevation, over stairs built-in wardrobes and shelved cupboards, radiator and coving.

## BEDROOM 2

2.79m x 2.59m (9'2" x 8'6")

Having uPVC double glazed window to the rear elevation, radiator and coving.

## BEDROOM 3

2.78m x 1.64m (9'1" x 5'5")

Having uPVC double glazed window to the rear elevation, radiator and coving.



## BATHROOM

2.02m x 1.7m (6'7" x 5'7")

Re-fitted to contain a Quadrant shower cubicle with Triton shower within and mermaid splashback, pedestal wash basin and low level WC., chromed heated towel rail, vinyl floor, spotlights and uPVC obscure double glazed window to the side elevation.

## OUTSIDE

The property stands behind an open-plan front garden with a tarmac driveway providing parking for up to three vehicles and leading to the garage. There is gated access between the house and garage to the rear garden which enjoys a good level of privacy and is not overlooked from the rear. It includes extensive paving, rockery, specimen trees and shrubs. There is an outside tap, external lighting and power point and a GREENHOUSE.

## GARAGE

6.2m x 3.8m (20'4" x 12'6")

A larger than average garage with up-and-over door, light and power.

## UTILITY

1.78m x 1.55m (5'10" x 5'1")

Having uPVC double glazed window to the side elevation, uPVC entrance door, vinyl floor.

## SHOWER/WC

1.8m x 1.8m (5'11" x 5'11")

With uPVC obscure double glazed window to the rear elevation, fully tiled shower cubicle with Mira electric shower within, pedestal wash basin and low level WC., electric water heater, vinyl flooring and tiling to walls.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band B.





## 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 along taking the right turn into Stephenson Avenue and the property is on the left-hand side just before the turning for Vale Road.

## 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

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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