



36 Malvern Drive, Gonerby Hill Foot,  
Grantham. NG31 8GA



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Freehold

Guide Price £375,000 to £385,000



### Key Features

- Approx 1,600 sq.ft. Of Accommodation
- Extended To Give Further Living Space
- South Facing Rear Garden
- Modern Throughout, Perfect Family Home
- Ample Driveway Parking
- FOUR Reception Rooms
- Four Generous Bedrooms
- Bathroom, En Suite & Cloakroom
- Garage + Further Parking To Side
- Solar Panels
- Freehold – Energy Rating C







Quietly tucked away in the ever-popular Gonerby Hill Foot area, this EXTENDED FOUR BED DETACHED home boasts approximately 1,600 sq.ft. OF LIVING ACCOMMODATION. Having only been renovated recently, the property is in fantastic and modern condition throughout, and means the new owner can simply move straight in! The stunning interior briefly comprises as follows: Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Utility Room, Garden Room, Study/Office, Four Generous Bedrooms (one with an En-Suite) and a Family Bathroom. The exterior of the property boasts a driveway leading to a single garage, offering ample parking, as well as a SOUTH FACING REAR GARDEN! Viewing highly advised to appreciate the accommodation on offer!

## ACCOMMODATION

### ENTRANCE HALL

With part obscure glazed entrance door and uPVC double glazed window to the front aspect, stairs rising to the first floor, under stairs storage cupboard, telephone point, radiator with cover and tiled flooring.

### LOUNGE

3.55m x 4.88m into bay (11'7" x 16'0" into bay") Having uPVC double glazed bay window to the front aspect, coal affect gas fire with marble style hearth and surround and a wooden mantel, two wall lights, radiator, television point and luxury vinyl tiled flooring. Glazed double doors lead through to the dining room.

### DINING ROOM

3.54m x 2.7m (11'7" x 8'11") Having radiator and luxury vinyl tiled flooring. An open archway leads through to the garden room.

### GARDEN ROOM

5.67m x 2.76m (18'7" x 9'1") A bright and airy room with uPVC double glazed windows to the side and rear and uPVC double glazed French doors to the garden, radiator, luxury vinyl tiled flooring and double glazed skylight window.

### STUDY / OFFICE

1.71m x 2.2m (5'7" x 7'2")

Having uPVC double glazed window to the front aspect, radiator, telephone point and luxury vinyl tiled flooring.

### KITCHEN

3.54m x 2.7m (11'7" x 8'11")

With uPVC double glazed window to the rear aspect, door to the utility room, a contemporary range of base level cupboards and drawers with contrasting eye level units including glazed display cabinets, work surfacing with inset one and a half bowl sink and drainer with high rise mixer tap over, Inset Hotpoint double oven, 4-ring gas hob with stainless steel extractor over, metro style tiled splashbacks, integrated dishwasher, radiator, television point and tiled flooring.

### UTILITY ROOM

2.7m x 1.52m (8'11" x 5'0")

With half obscure uPVC double glazed door to the rear, storage cupboards matching those in the kitchen, wall mounted gas fired boiler, worktop with space and plumbing beneath for washing machine and space for tumble dryer, space for upright fridge freezer, tiled splashbacks, tiled flooring and radiator.

### CLOAKROOM

With uPVC double glazed window to the side aspect, wash basin with vanity storage beneath and tiled splashback, low level WC and tiled floor.

### FIRST FLOOR LANDING

With loft hatch to part boarded loft space.

### BEDROOM 1

2.9m x 4.5m (9'6" x 14'10")

With uPVC double glazed bay window to the front aspect, a further uPVC double glazed window to the front, fitted wardrobes, built-in wardrobes, radiator, television point and carpeted flooring.









### EN-SUITE

1.62m x 2.68m (5'4" x 8'10")

With uPVC obscure double glazed window to the front aspect, walk-in fully tiled shower cubicle with mains shower within, washbasin inset to contemporary wall hung vanity unit providing storage, WC with concealed cistern, walls tiled to half height, chromed heated towel radiator, shaver point, extractor fan, spotlights and luxury vinyl tiled floor.

### BEDROOM 2

2.65m x 3.7m (8'8" x 12'1")

Having uPVC double glazed window to the rear aspect, fitted wardrobes, television point, radiator and fitted carpet.

### BEDROOM 3

3.06m x 2.71m (10'0" x 8'11")

Having uPVC double glazed window to the rear aspect, fitted wardrobes, radiator, television point and carpeted flooring.

### BEDROOM 4

2.39m x 2.71m (7'10" x 8'11")

Having uPVC double glazed window to the rear aspect, fitted cupboard, radiator and carpeted flooring.

### FAMILY BATHROOM

1.87m x 2.07m (6'1" x 6'10")

With uPVC obscure double glazed window to the side aspect, panelled bath with mixer taps and shower attachment, pedestal wash basin and low level WC., half tiled walls, extctor fan, shaver point, airing cupboard, heated towel rail and vinyl flooring.



### OUTSIDE

To the front a tarmac driveway leads to the single garage and there is also a small lawned garden. There is a south facing rear garden with a generous decked seating area with balustrade to its boundaries leading onto a mainly lawned garden with timber fencing to the boundaries and a timber garden shed. There is also an outside water tap.

### INTEGRAL GARAGE

2.66m x 4.9m (8'8" x 16'2")

With up-and-over door, power and lighting and electrical consumer unit.



### Note

The soffits and fascia were replaced in October 2024, with a 10-year guarantee. All windows not in the extension were replaced in October 2024 and also have a 10-year guarantee. Two external doors were replaced in 2023 and have a 15-year guarantee.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### SOLAR PANELS

There are 16 solar panels fitted to the rear roof of the property. This is a leased system with A Shade Greener.

### COUNCIL TAX

The property is in Council Tax Band D.

### DIRECTIONS

Take the left turn as you approach Great Gonerby on to Pennine Way. Turn left into Malvern Drive, bear left then left again and the property is at the end on the right-hand side.

The property shares access from the road with the neighbouring property which then leads onto its own private driveway.

### 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.

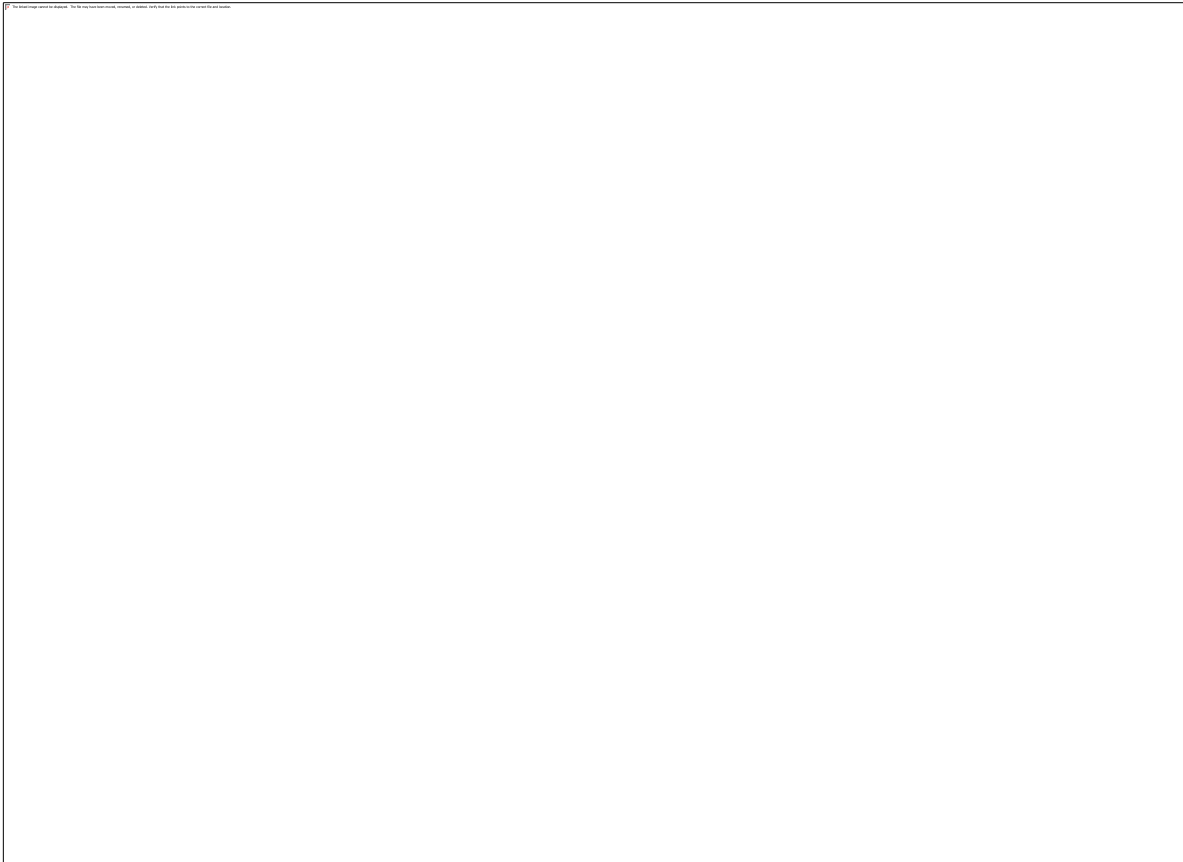
Grantham is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has a main line station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets and a Saturday street market.







## Floorplan



### 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.



Newton Fallowell  
68 High Street, Grantham, Lincs. NG31 6NR  
01476 591900  
grantham@newtonfallowell.co.uk