



49 Pond Street,  
Great Gonerby. NG31 8LJ



**£315,000**

- Spacious Bungalow
- Private Plot With Gated Access
- Over 1,300 sq.ft.
- Beautifully Presented
- Generous Plot
- Open-plan Kitchen Diner, Utility Room
- Two Double Bedrooms
- En Suite Bathroom & Shower Room
- Ample Parking
- Freehold - Energy Rating D



Set behind cast iron gates on a generous plot, this rarely available two bedroom bungalow is nestled within the popular village of Great Gonerby. In addition to the fantastic plot size, the property boasts over 1,300 sq.ft of accommodation that comprises: Entrance Hall, Kitchen/Diner, Utility Room, Shower Room, Lounge, Sitting Room, Two Bedrooms, and an En-Suite Bathroom! The village of Great Gonerby boasts local amenities including shops, a pub, school and is a stone's throw to the main market town of Grantham. The property is offered for sale with vacant possession and NO ONWARD CHAIN. Viewing is highly recommended!

## ACCOMMODATION

### ENTRANCE HALL

With part glazed uPVC entrance door, radiator, tiled flooring.

### KITCHEN / DINER

6.29m x 4.11m (20'7" x 13'6")

A spacious fitted kitchen offering eye and base level units, island with cupboard storage beneath and breakfast bar seating, inset one and a half bowl sink and drainer with high rise mixer tap over, space for slot-in electric oven with stainless steel chimney style extractor over, space and plumbing for dishwasher, space for upright fridge freezer, radiator and two uPVC double glazed windows to the side aspect.









## UTILITY ROOM

1.84m x 2.48m (6'0" x 8'1")

Having work surface with space beneath for washing machine and tumble dryer, base units, door to the rear, wooden flooring, storage cupboard, loft access and radiator. Access also leads to the shower room.

## SHOWER ROOM

1.85m x 2.65m (6'1" x 8'8")

With uPVC obscure double glazed window to the side aspect, fully tiled shower cubicle with sliding glazed shower screen, a comprehensive vanity area to one wall comprising wash basin with cupboard storage beneath, further cupboards and drawers, a large worktop space and WC with concealed cistern, tiled floor, fully tiled walls, extractor fan and radiator.

## BEDROOM 2

3.37m x 3.66m (11'1" x 12'0")

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

## LOUNGE

4.41m x 5.42m (14'6" x 17'10")

Having uPVC double glazed bow window to the front aspect, radiator, television point, carpeted flooring, feature wood burning stove and wooden double doors and side panels leading to the sitting room.

## SITTING ROOM

2.9m x 2.58m (9'6" x 8'6")

With uPVC double glazed bow window to the rear aspect, radiator, carpeted flooring and wall lights.

## BEDROOM 1

3.24m x 4.79m (10'7" x 15'8")

Having uPVC double glazed bow window to the front aspect, fitted wardrobes, large walk-in wardrobe, radiator and carpeted flooring.

## EN-SUITE BATHROOM

2.73m x 2.06m (9'0" x 6'10")

With uPVC obscure double glazed window to the rear aspect, corner panelled bath with mixer taps over, wash basin with vanity storage beneath, low level WC., extractor fan, radiator, tiled splashbacks, storage cupboard and carpeted flooring.

## OUTSIDE

There is gated access through automatic double gates, which is shared with No.47, onto a low maintenance frontage offering off-road parking. A gate to the side leads through to the fully enclosed good sized rear garden which is mainly laid to lawn with patio seating areas, a shed and WORKSHOP with power.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## DIRECTIONS

The property is best approached from leaving our High Street offices via Watergate, proceeding over the traffic light junction on to North Parade and proceeding out through Gonerby Hill Foot to Great Gonerby. As you enter the village of Great Gonerby take the left turn on to Pond Street and the property is along on the left-hand side.

## GREAT GONERBY VILLAGE

Great Gonerby village lies approximately 2 miles north west of Grantham in a hilltop position. It offers excellent links to the A1 north and south and has a Premier convenience store, Post Office with newsagents, St Sebastian's Church and St Sebastian's C of E Primary School and Memorial Hall making an ideal party or events space and which also hosts a Preschool group, Women's Institute, Slimming World, Brownies etc. There is also a local bus service to Grantham as well as a service running to Newark.

## 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.



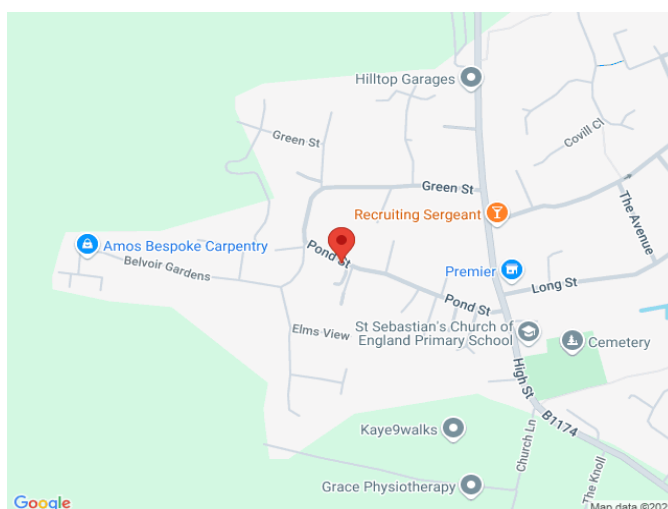


# Floorplan

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 for only prospective purchasers. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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