



24 Belvoir Gardens,
Great Gonerby. NG31 8LG



Offers in excess of £265,000

- Refurbished Semi Detached House
- Popular Great Gonerby Location
- Flexible Accommodation
- Hall & Cloakroom
- Open-plan Kitchen/Living Room
- Separate Sitting Room & Study
- Three Bedrooms & Bathroom
- Large Rear Garden
- No Onward Chain
- Freehold - Energy Rating C



A refurbished semi detached house in a popular Gonerby location and offering deceptively spacious three bedroomed accommodation of around 1000 square feet together with ample off road parking and a large level rear garden. The accommodation briefly comprises as follows: Entrance hall, cloakroom/WC, study, a large open plan kitchen/living room, a separate sitting room, three first floor bedrooms and a family bathroom. There is gas fired radiator central heating and replacement double glazing has been installed. The property is offered for sale with NO ONWARD CHAIN so should be available in short order, subject to formalities.

ACCOMMODATION

ENTRANCE HALL

With door to the side aspect, having wood effect laminate flooring, down lighting, radiator and stairs rising to the first floor.

CLOAKROOM

Having a modern suite comprising a low level WC and wash basin with chrome mixer tap, radiator, electrical consumer unit and wall mounted gas fired boiler.

STUDY

1.91m x 2.06m (6'4" x 6'10")

A useful additional room suited to a variety of uses with uPVC double glazed window to the side elevation, laminate flooring, radiator.



KITCHEN AREA

2.36m x 3m (7'8" x 9'10")

Being open-plan with the adjoining living room providing a stylish and contemporary arrangement. The kitchen is well fitted with a range of stylish units comprising base cupboards with quartz effect working surfaces over, matching eye level cupboards, inset Asterite style one and a half bowl sink and drainer, upstands, integrated double oven and ceramic hob with extractor fan over, spotlights, uPVC double glazed window to the front elevation, space and plumbing for dishwasher, integrated fridge freezer and breakfast bar.

LOUNGE/DINING ROOM

3.33m x 5.72m (10'11" x 18'10")

Having fireplace with inset solid fuel stove, two radiators, spotlights, uPVC double glazed window to the front elevation and wood effect laminate flooring.

SITTING ROOM

3.3m x 3.84m (10'10" x 12'7")

Having uPVC double glazed French doors to the garden with full height double glazed side panels, wood effect laminate flooring, down lighting and radiator.

FIRST FLOOR LANDING

An 'L' shaped landing with loft hatch access.

BEDROOM 1

3m x 3.38m (9'10" x 11'1")

Having uPVC double glazed window to the front elevation, radiator.

BEDROOM 2

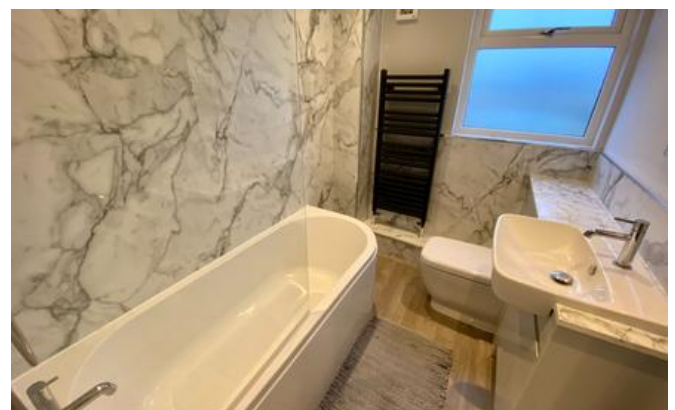
2.46m x 3.66m (8'1" x 12'0")

With uPVC double glazed window to the rear elevation with attractive open views over paddock land, radiator.

BEDROOM 3

2.49m x 4.09m (8'2" x 13'5")

With uPVC double glazed window to the side elevation and radiator.



BATHROOM

Having uPVC obscure double glazed window to the rear elevation, a modern suite comprising panelled bath with shower and screen over, Vitra contemporary wash basin with vanity storage beneath and low level WC with concealed cistern, towel radiator, spotlights, extractor fan and mermaid boarding.

OUTSIDE

The property stands on a large plot and there is ample frontage parking with a granite chipped surface. The extensive rear garden is level and laid to grass with close boarded panelled fencing to the boundaries for privacy.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street continue on to Watergate proceeding over the traffic lights on to North Parade and under the railway bridge on to Gonerby Hill Foot. Continue through Gonerby Hill Foot, up the hill and in to Great Gonerby. Take the left turn just past the Church onto Pond Street and left on to Belvoir Gardens. Follow the road and the property is on the right.

GREAT GONERBY

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.



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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