



39 High Street, Great Gonerby,  
Grantham. NG31 8JR



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Freehold

£385,000



## Key Features

- Detached Period Home
- Conservation Area of Popular Village
- Private South Facing Garden
- Delightful Plot of Approaching ¼ Acre
- Large Garage/Workshop
- Approx. Circa 1,750 sq.ft.
- 2/3 Reception Rooms
- Up to 5 Bedrooms & 2 Bathrooms
- No Onward Chain
- Freehold – Energy Rating D





39 High Street is offered for sale with vacant possession and no onward chain. The property has been well maintained and provides flexible family accommodation with many character features and the capability of providing for the needs of a dependent relative at ground floor level if required. There is a central entrance hall with good storage facilities, a good sized kitchen with an open plan dining/living room off, a separate sitting room, utility room, an additional reception room/ground floor bedroom with an adjacent shower room/WC, four first floor bedrooms and a family bathroom. Gas fired central heating and replacement double glazing fitted. OUTSIDE there is an 11 metre GARAGE/WORKSHOP and the private well stocked gardens are an outstanding feature giving an excellent level of privacy.

## ACCOMMODATION

### ENTRANCE PORCH

2.29m x 1.3m (7'6" x 4'4")

An enclosed front entrance porch with inner door to hall.

### ENTRANCE HALL

1.88m x 6.6m (6'2" x 21'8")

With staircase off to the first floor accommodation, under stairs storage cupboard, two radiators, tiled floor and external door to the rear.

### INNER HALL

With radiator and tiled floor.

### STORE

1.19m x 1.52m (3'11" x 5'0")

With uPVC double glazed window to the rear elevation.

### STORE

0.79m x 1.55m (2'7" x 5'1")

With uPVC double glazed window to the rear, radiator and tiled floor.

### UTILITY ROOM

1.54m x 2.89m (5'1" x 9'6")

Having wooden work surfaces with drainage grooves and inset Butler sink and mixer tap, Worcester wall mounted gas fired boiler, terrazzo tiled floor, space and plumbing for dishwasher and uPVC double glazed window to the rear elevation.

### KITCHEN

2.44m x 4.37m (8'0" x 14'4")

Having uPVC double glazed window to the side and rear elevations, a range of dark oak fronted cupboards comprising base cupboards with working surfaces over and matching eye level cupboards, inset one and a half bowl stainless steel sink, integrated oven and inset ceramic hob with stainless steel chimney style extractor over, tiled floor and spotlights, uPVC double glazed window to the side and rear. An open arch leads through to the dining/living room.

### LIVING / DINING ROOM

3.91m x 4.6m (12'10" x 15'1")

Having open hearth Victorian style fireplace with inset tiles, wooden surround and mantel, radiator, wall lights, coving and built-in china cupboard, uPVC double glazed window to the side and front overlooking the garden.

### SITTING ROOM

3.94m x 4.24m (12'11" x 13'11")

Overlooking the garden with a uPVC double glazed window to the front elevation, feature cast iron fireplace, wall lights and radiator.

### OFFICE/BEDROOM 5

3.64m x 3.82m (11'11" x 12'6")

With uPVC double glazed window to the front elevation overlooking the garden, wall lights, a range of fitted wardrobes with mirrored doors, radiator.







### SHOWER ROOM

1.89m x 2.48m (6'2" x 8'1")

Having shower cubicle, pedestal wash basin and low level WC., half tiled walls, fitted mirror, radiator and uPVC obscure double glazed window to the rear elevation.

### FIRST FLOOR LANDING

Having uPVC double glazed window to the front elevation, radiator and loft hatch access.

### BEDROOM 1

3.94m x 4.4m (12'11" x 14'5")

With uPVC double glazed window to the front aspect overlooking the garden and the side, coving and radiator.

### BEDROOM 2

3.96m x 4.25m (13'0" x 13'11")

With uPVC double glazed window to the front aspect overlooking the garden, radiator and coving.

### BEDROOM 3

2.49m x 3.65m (8'2" x 12'0")

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

### BEDROOM 4

2.46m x 3.58m (8'1" x 11'8")

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

### BATHROOM

1.59m x 3.33m (5'2" x 10'11")

With uPVC obscure double glazed window to the rear elevation, free-standing period style bath, shower cubicle, wash basin with vanity storage beneath and low level WC., tiled floor, chromed heated towel rail, fully tiled walls and tiled floor.

### OUTSIDE

The garage is approached via an owned concrete driveway over which the neighbour has a right to access their own garage.

The private south facing gardens are a particular feature, being of generous proportions and enjoying a high level of privacy.





The gardens are well stocked and include lawn, fruit trees, shrubs, borders and a vegetable area as well as a secluded patio and various seating areas.

### **GARAGE/WORKSHOP**

3.49m x 11m (11'6" x 36'1")

With double wooden entrance doors.

### **SERVICES**

Mains water, gas, electricity and drainage are connected.

### **COUNCIL TAX**

The property is in Council Tax Band E.

### **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. Continue along High Street and the property is on the left-hand side between the two "keep left" road signs.

### **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.

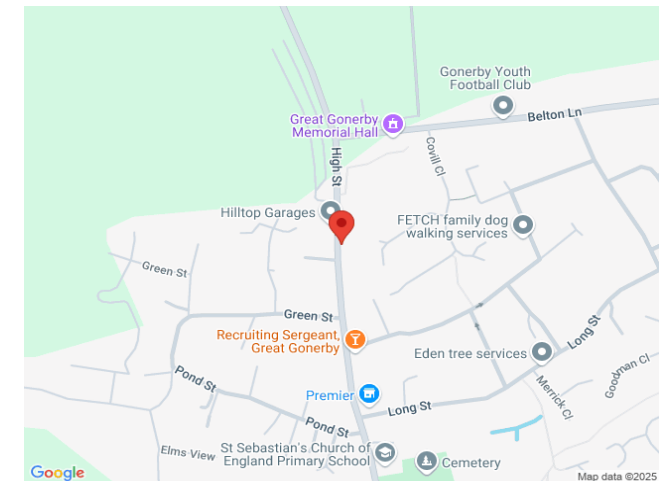
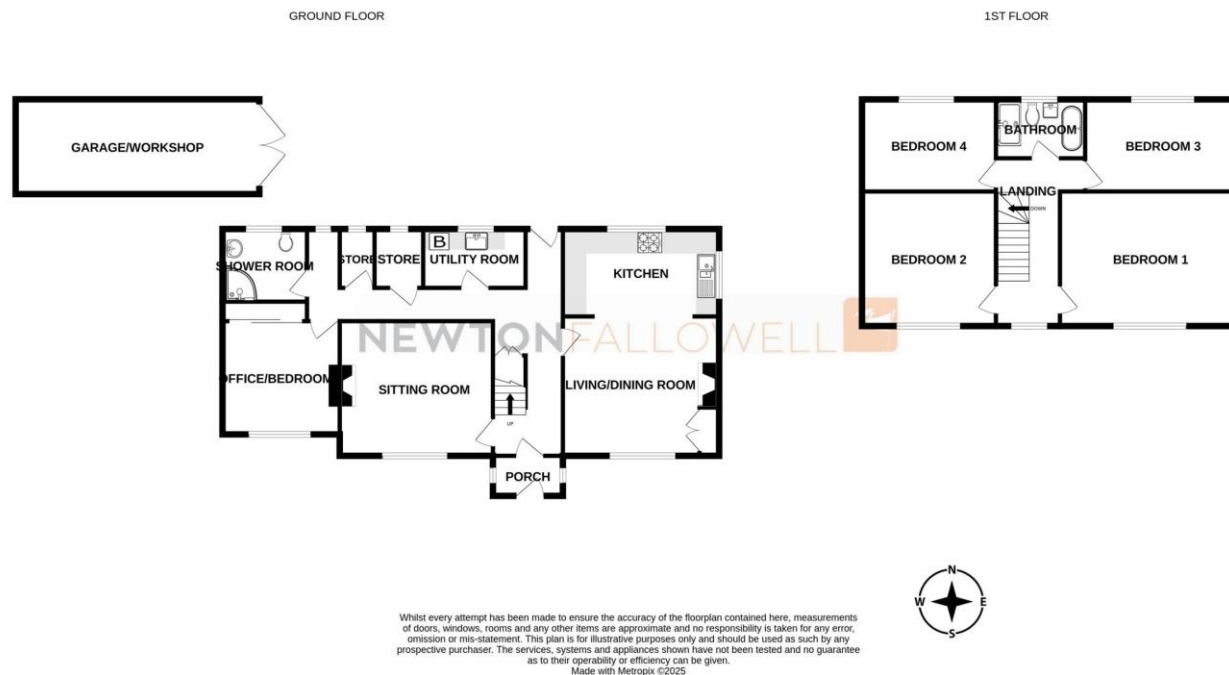








# Floorplan



## Note

Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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