



6 Vivian Close,  
Gonerby Hill Foot, NG31 8JN



**£340,000**

- Four Bed Detached House
- Extended To The Side
- Open-Plan Kitchen/Diner
- Three Reception Rooms
- Cloakroom, Family Bathroom
- Off-Road Parking + Garage
- Well-Presented Throughout
- Stunning Open Views
- Viewing Highly Recommended
- Freehold - EPC Rating: D





Set on the edge of an established and well-spaced Gonerby Hill Foot development, just to the north of the town centre, is this extended Four Bed Detached home with field views! With the living room looking out over the beautiful field views, an open-plan kitchen/diner, and a versatile second reception room, the home offers ample room and creates the perfect family home. The property briefly comprises the following: Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, versatile Second Reception Room, Office, Four Bedrooms, and a family Bathroom. To the front of the property is a mostly laid to lawn garden that overlooks the fields, while the rear of the home boasts a mature and enclosed space. The property also benefits from off-road parking, a single garage and fully uPVC double glazing throughout. Viewing highly advised to appreciate the quality of accommodation on offer!

## ACCOMMODATION

### ENTRANCE HALL

Having part obscure glazed uPVC entrance door, uPVC double glazed window to the side, stairs rising to the first floor, under stairs storage cupboard, laminate flooring.

### CLOAKROOM

1.13m x 1.33m (3'8" x 4'5")

With uPVC obscure double glazed window to the side aspect, pedestal wash basin, low level WC., half tiled walls and laminate flooring.









## LOUNGE

4.45m x 3.99m (14'7" x 13'1")

With uPVC double glazed picture window to the front aspect affording open field views, radiator, laminate flooring and attractive fireplace.

## KITCHEN / DINER

6.16m x 3.64m (20'2" x 11'11")

With uPVC double glazed window and door to the rear aspect, uPVC double glazed window to the side aspect and uPVC double glazed window to the dining area, a comprehensive range of base level cupboards and drawers with matching eye level units, work surfacing with inset sink and drainer with high rise mixer tap over, breakfast bar, tiled splashbacks, inset double electric oven, inset gas hob with splashback and extractor over, wall mounted gas fired central heating boiler set within cupboard, radiator, space and plumbing for washing machine, laminate flooring and folding doors to the second reception room.

## SECOND RECEPTION ROOM

4.32m x 2.77m (14'2" x 9'1")

Having uPVC double glazed window to the side aspect, uPVC half double glazed door to the rear, radiator, and laminate flooring.

## OFFICE

2.66m x 1.78m (8'8" x 5'10")

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

## FIRST FLOOR LANDING

With loft hatch access, uPVC double glazed window to the side aspect.

## BEDROOM ONE

4.38m x 3.22m (14'5" x 10'7")

With uPVC double glazed window to the front with uninterrupted views, radiator and laminate flooring.

## BEDROOM TWO

3.98m x 2.54m (13'1" x 8'4")

With uPVC double glazed window to the rear aspect, radiator and laminate flooring.

### BEDROOM THREE

2.2m x 2.91m (7'2" x 9'6")

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

### BEDROOM FOUR

2.85m x 3.19m (9'5" x 10'6")

With uPVC double glazed window to the front also offering open views, fitted wardrobes, laminate flooring and radiator.

### FAMILY BATHROOM

1.88m x 1.96m (6'2" x 6'5")

Having uPVC obscure double glazed window to the side aspect, panelled bath with shower over and glazed shower screen, pedestal wash basin and low level WC., fully tiled walls, vinyl flooring, downlighting and heated towel rail.

### OUTSIDE

The front of the property overlooks open fields and is accessed by a footpath. The front garden is laid to lawn with a footpath to the front entrance door and a gate to either side leads through to the rear garden. At the rear there are two patio seating areas, lawn, established raised beds and mature shrubs and trees, SUMMERHOUSE and outside lighting. There is also a gate at the rear giving access to the garage.

### SINGLE GARAGE

With up-and-over door.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band D.







## 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 along taking the right turn on to Cliffe Road, left in to Arnold Avenue and right in to Vernon Avenue. Take the left turn on to Ashley Drive and right in to Vivian Close. The property is at the end on the right-hand side, accessible on foot, with additional parking usually being easily obtainable at the head of the close.

## GONERBY HILL FOOT

The property is a short walk to Gonerby Hill 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

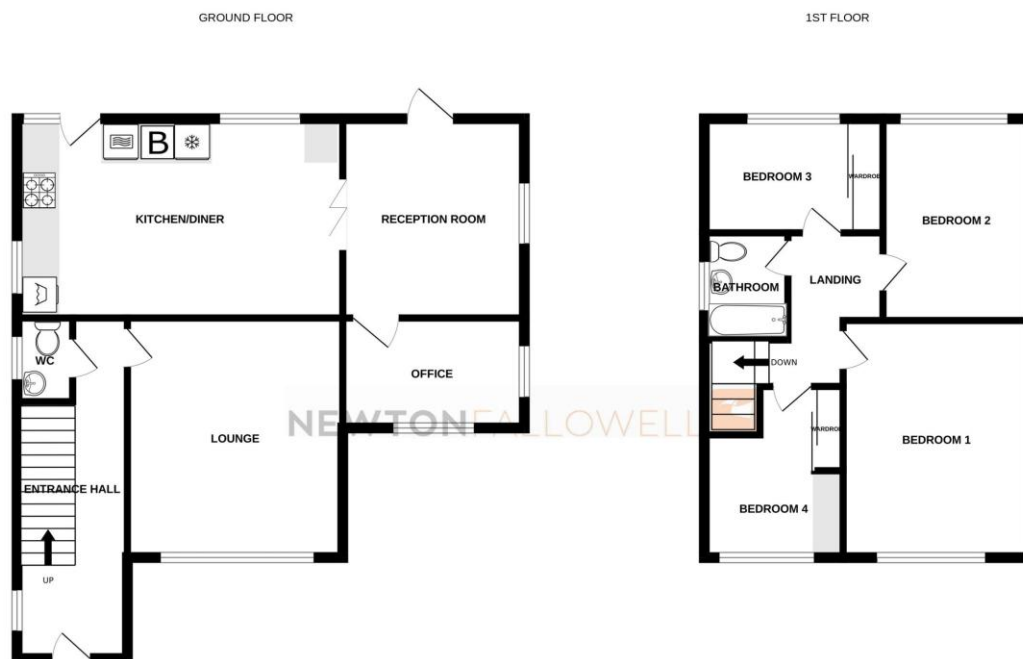
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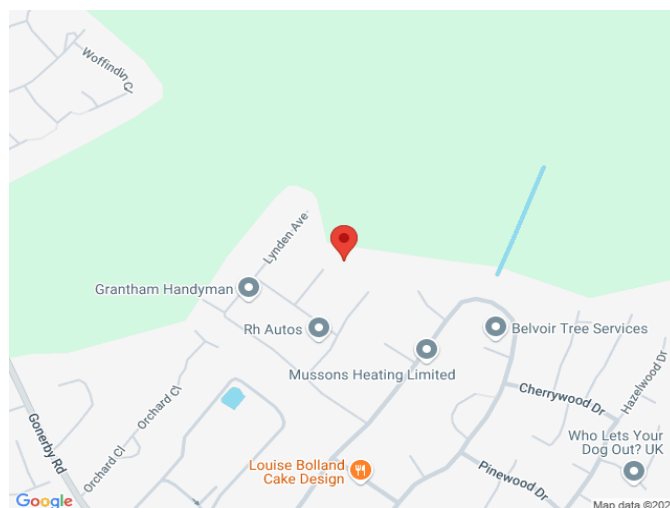
For more information please call in the office or telephone 01476 591900.



# 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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