



The Coach House, 4 Gonerby Court,  
Gonerby Hill Foot, NG31 8HT



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**£329,500**

- Character Home
- Grade II Listed
- Secure Gated Development
- Entrance Hall & Cloakroom
- Kitchen/Breakfast Room
- Living Room, Dining Room & Conservatory
- Three Bedrooms
- Bathroom & En Suite
- Garage and Visitor Parking
- Freehold - EPC: Rating C





The Coach House is an appealing Grade II listed period home within a sought after gated community only a few minutes from the town centre and its many amenities as well as the nearby Station. The property offers surprisingly spacious characterful accommodation and is offered for sale with vacant possession and NO ONWARD CHAIN. There is an entrance hall with a cloakroom off, kitchen/breakfast room, living and dining rooms as well as a glass roofed conservatory on the ground floor whilst the first floor comprises three bedrooms, and en suite shower room and house bathroom. An easily tended rear garden offers a good level of privacy and there is a good sized garage as well as additional visitor parking a short distance away. Viewing recommended.

## ACCOMMODATION

### ENTRANCE HALL

Having half glazed entrance door with storm porch canopy over, tiled floor, under stairs storage cupboard, intruder alarm panel and coving.

### CLOAKROOM/WC

1.02m x 1.35m (3'4" x 4'5")

With white suite comprising low level WC and wash basin, tiled floor heated towel rail, extractor fan, secondary double glazed window to the front elevation.









## KITCHEN/BREAKFAST ROOM

2.97m x 4.95m (9'8" x 16'2")

Enjoying high levels of light through the conservatory extension and having a range of painted units comprising base cupboards to include pan drawers with granite working surfaces and upstands, integrated oven, inset 4-ring gas hob with stainless steel extractor over, microwave, washer dryer, dishwasher and integrated fridge freezer. There is also an inset one and a half bowl ceramic sink and drainer with mixer tap, central heating control panel, spotlights.

## CONSERVATORY

1.3m x 5.26m (4'4" x 17'4")

Of brick and uPVC construction with a double glazed glass roof, fitted blinds, French doors to the garden, intruder alarm panel, tiled floor and stairs to the first floor. There is also a half glazed door to the kitchen/breakfast room.

## LIVING ROOM

4.11m x 4.45m (13'6" x 14'7")

A well proportioned room with an open arch to the conservatory allowing plenty of natural light and having wall mounted electric coal effect fire, central heating control, double glazed wooden window to the front, coving and uplighters.

## DINING ROOM

2.13m x 4.34m (7'0" x 14'2")

A useful additional reception room with a wooden single glazed window to the front elevation, French doors to the garden, coving and central heating control.

## FIRST FLOOR LANDING

Having single glazed wooden window to the front elevation, radiator, central heating thermostat, wall light, coving, built-in cupboard containing a Worcester gas fired combination boiler.

## INNER LANDING

With radiator, window to the front elevation and coving.

## BEDROOM 1

3.28m x 4.11m (10'10" x 13'6") maximum measurements.

With wooden double glazed window to the rear elevation, radiator, intruder alarm panel, wall lights, coving loft hatch access and built-in double wardrobe with hanging space and shelf above.

## EN SUITE SHOWER ROOM

1.83m x 2.06m (6'0" x 6'10")

Having a white suite comprising shower cubicle, pedestal wash basin and low level WC., half tiled walls, heated towel rail, tiled floor, light/shaver socket, extractor fan, spotlights and window to the rear elevation.

## BEDROOM 2

2.57m x 3m (8'5" x 9'10")

With wooden double glazed window to the rear elevation, fitted wardrobes and dressing table, coving and radiator.

## BEDROOM 3

2.18m x 2.44m (7'2" x 8'0")

With wooden window to the front elevation, radiator, coving, second loft hatch to roof space.

## BATHROOM

1.65m x 1.85m (5'5" x 6'1")

With single glazed wooden window to the front elevation, a white Heritage suite comprising panelled bath with shower attachment and glazed screen over, pedestal wash basin and low level WC., heated towel rail, electric light/shaver point, half tiled walls and a tiled floor.

## OUTSIDE

The approach to the property is through electrically operated gates with a long tarmac driveway and flanked by lawns and a lime tree avenue. There is an additional parking space at the front. There is a private courtyard style rear garden, having a pleasant south easterly aspect, with a stone paved patio, lawn, pergola, shrubs and personal gate with pathway beyond leading to a garage and parking. There is also outside lighting and an external key safe.

## GARAGE

2.77m x 5.28m (9'1" x 17'4")

A useful sized garage situated a short walk from the property, with additional visitor parking.







## CHARGES

There are 10 properties within Gonerby Court and each is responsible for a service charge to cover communal gardening and infrastructure maintenance. This charge is currently £1,520 per annum, payable in quarterly instalments.

## SERVICES

Mains water, gas, electricity and drainage are connected. The property has under floor heating to the ground floor and radiators to the first floor.

## COUNCIL TAX

Council Tax Band D.

## DIRECTIONS

From High Street continue onto Watergate proceeding over the traffic lights onto North Parade and under the railway bridge in to Gonerby Hill Foot. Continue along passing the turning for Hazelwood Drive and taking the right turn into Gonerby Court, just before the left turn for Maltings Lane.



## 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.

## AGENT'S 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.



# 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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