



4 Orangewood Close,
Gonerby Hill Foot, NG31 8QW



3



2



2

£295,000

- Modern Detached Family Home
- Quiet Cul-de-sac position
- Open-Plan Kitchen / Diner
- Re-fitted Bathroom
- En Suite & Cloakroom
- Three Bedrooms
- Versatile Garage Space
- Generous Rear Garden
- Driveway Parking
- Freehold – Energy Rating to be assessed



This attractive modern detached home is quietly situated in a desirable cul-de-sac within a sought after residential area. The property boasts thoughtfully designed family living space and has recently undergone significant upgrades, including a stunning open-plan kitchen and dining area, a contemporary refitted bathroom, new windows and doors, and a converted garage now serving as a versatile home office or leisure room. Additional features include a ground floor cloakroom, a stylish lounge, three well proportioned bedrooms, an en suite shower room, and a modern family bathroom. The home also benefits from solar panels, providing a valuable energy income. Outside, there is off-road parking and a beautifully maintained south facing rear garden. This is a move-in ready home in a prime location! CHAIN FREE - PART EXCHANGE AVAILABLE

ACCOMMODATION

ENTRANCE HALL

With composite entrance door from covered porch, having staircase off to the first floor, under stairs storage cupboard, radiator and central heating thermostat.

CLOAKROOM

0.86m x 1.67m (2'10" x 5'6")

Having low level WC., wash basin, radiator and uPVC double glazed window to the front elevation.





LOUNGE

4.51m x 3.44m (14'10" x 11'4")

A comfortable and well proportioned room with uPVC double glazed window to the front elevation and radiator. Double doors lead through to the kitchen/dining room.

KITCHEN / DINER

8.1m x 2.87m (26'7" x 9'5")

Recently refitted and remodelled to provide a superb open-plan kitchen/dining room, fitted with a comprehensive range of base cupboards and drawers, quartz working surfaces and wall cupboards, inset deep glazed butler sink, upstands, plumbing for dishwasher, space for fridge freezer, space for range cooker, cooked hood, spotlights, breakfast bar, two radiators, uPVC double glazed French doors to the garden, uPVC double glazed window to the rear elevation and uPVC double glazed sliding patio doors to the rear.

FIRST FLOOR LANDING

Having uPVC double glazed window to the side elevation, loft hatch access, built-in airing cupboard with insulated water cylinder.

BEDROOM 1

3.78m x 3.14m (12'5" x 10'4")

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

EN-SUITE SHOWER ROOM

2.55m x 0.89m (8'5" x 2'11")

With uPVC obscure double glazed window to the side elevation, shower cubicle, wash basin with vanity storage beneath, low level WC, extractor fan, shaver point and radiator.

BEDROOM 2

3.47m x 2.8m (11'5" x 9'2")

Having uPVC double glazed window to the front elevation, radiator. (A range of wardrobes could remain subject to negotiation).

BEDROOM 3

2.7m x 2.29m (8'11" x 7'6")

With uPVC double glazed window to the rear elevation and radiators.

FAMILY BATHROOM

1.99m x 1.86m (6'6" x 6'1")

With uPVC obscure double glazed window to the front elevation, panelled bath with shower and glazed screen over, wash basin inset to vanity unit and low level WC., shaver point, radiator, extractor fan, mermaid board surrounds.

OFFICE / FURTHER RECEPTION ROOM

3.88m x 2.34m (12'8" x 7'8")

With external door to the side.

STORE

With up-and-over door.

OUTSIDE

The property stands behind a front garden with a block paved driveway providing off-road parking for two vehicles and side access leads to the rear garden. The rear garden is south facing and enjoys a good level of privacy. It is laid generally to lawn with Jasmine, Silver Birch, an Apricot and Plum tree and side garden presently devoted to vegetable growing. There is also an outside cold water tap.

SERVICES

Mains gas, electricity, water and drainage are connected. Gas fired central heating is installed. There are 12 solar panels fitted to the south roof pitch and it is understood these result in a beneficial income to the property of approximately £2000 per annum

SOLAR PANELS

There are 12 solar panels fitted to the south roof pitch, which is an owned system, and which results in a beneficial income to the property.

COUNCIL TAX

The property is in Council Tax Band C.





DIRECTIONS

From High Street continue onto Watergate proceeding over the traffic lights onto North Parade and under the railway bridge into Gonerby Hill Foot. Continue along taking the right turn onto Hazelwood Drive, left onto Cherrywood Drive and left into Orangewood Close. The property is towards the end on the left.

GONERBY HILL FOOT

There is a small convenience store in Gonerby Hill Foot, tennis club and gym with cafe (cafe also open to non members) and it 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 and several supermarkets and a Saturday street market.

There is attractive local countryside with numerous quaint villages and historic sites to visit - one of which is Belvoir Castle. The 17th century Belton House is part of the National Trust and offers beautiful grounds with access to walkers, and also the superb Belton Park Golf Club.

There are a charming selection of tea rooms, cafes, restaurants, traditional style pubs and a great choice of supermarkets. Oldrids Downtown is a very popular superstore and garden centre at the edge of town.

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.

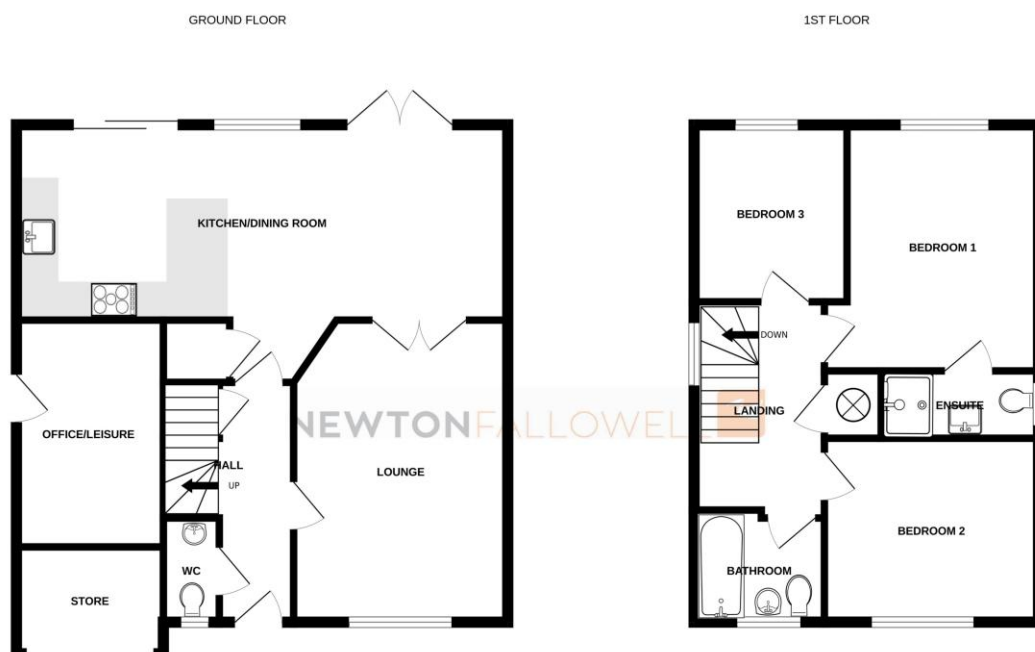
NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Lifetime Legal, at a cost of £45 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the 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.
Made with Metropix ©2024



Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk