



7 Goodliff Road,
Grantham. NG31 7PG



Guide Price £270,000

- Recently Renovated Family Home
- Open-Plan Living
- Modern Kitchen With Appliances
- Four Generous Bedrooms
- Bathroom, En Suite & WC/Shower
- Landscaped Rear Garden
- Ample Parking & Single Garage
- Beautifully Presented
- Close To Local Amenities
- Freehold - EPC: Rating D



This beautifully extended and recently renovated four bedroom semi-detached home offers generous living space and a thoughtfully designed layout, ideal for modern family life. Situated close to the town centre, schools, and local amenities, the property features a gated frontage, block-paved driveway, and single garage.

The ground floor includes a welcoming entrance porch, lounge, dining room, modern kitchen, utility room, and a convenient downstairs shower room. Upstairs, you'll find four well-proportioned bedrooms, including a master with en-suite, and a stylish family bathroom.

Outside, the low-maintenance rear garden has been re-landscaped to include a raised seating area, artificial lawn, and paved patio perfect for outdoor entertaining. The garage offers an electric up-and-over door, power, lighting, and internal access to the home.

A must view property offering space, style, and convenience.

ACCOMMODATION

ENTRANCE PORCH

2.02m x 1.17m (6'7" x 3'10")

With laminate flooring, spotlights, radiator, uPVC double glazed window to the side and composite part glazed entrance door with uPVC double glazed side panel.





LOUNGE

4.68m x 4.94m (15'5" x 16'2")

Having uPVC double glazed window to the front aspect, two radiators, chimney breast with inset space for television and electric pebble style fire within, fitted carpet, spotlights and stairs rising to the first floor. Open to the dining room.

DINING ROOM

2.41m x 4.73m (7'11" x 15'6")

With uPVC double glazed window to the rear aspect, under stairs storage cupboard, radiator and fitted carpet. Open to the kitchen.

KITCHEN

2.84m x 3.54m (9'4" x 11'7")

With uPVC double glazed window to the side aspect, uPVC double glazed sliding patio door to the rear, an excellent range of eye and base level units, work surfacing with inset stainless steel sink and drainer with utility mixer tap over, electric hob with extractor over, integrated electric oven and microwave, under unit lighting, kickplate lighting, integrated dishwasher and fridge freezer, tiled flooring and spotlights.

UTILITY ROOM

1.92m x 2.41m (6'4" x 7'11")

Having uPVC double glazed window to the rear aspect, uPVC half obscure double glazed door to the rear, work surface with space beneath for washing machine and tumble dryer, fitted carpet and radiator.

LOBBY AREA

With door to the shower room, cloakroom and garage.

SHOWER ROOM

Having shower, vinyl flooring, heated towel rail and extractor fan.

DOWNSTAIRS WC

Having WC, wash basin, heated towel and extractor fan.

FIRST FLOOR LANDING

With loft hatch access, radiator and fitted carpet.

BEDROOM 1

4.62m x 3.8m (15'2" x 12'6")

With uPVC double glazed window to the front and rear aspect, radiator, fitted carpet, spotlights and loft hatch access.

EN-SUITE

2.33m x 1.93m (7'7" x 6'4")

With uPVC obscure double glazed window to the rear aspect, fully tiled shower cubicle, wash basin with vanity storage beneath and concealed cistern WC., extractor fan, fully tiled walls, tiled floor, heated towel rail and spotlights.

BEDROOM 2

2.64m x 4.02m (8'8" x 13'2")

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

BEDROOM 3

2.84m x 3.39m (9'4" x 11'1")

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

BEDROOM 4

2m x 2.96m (6'7" x 9'8")

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

FAMILY BATHROOM

1.96m x 1.65m (6'5" x 5'5")

With uPVC obscure double glazed window to the rear aspect, 'L' shaped panelled bath with glazed shower screen and shower over, wash basin with vanity storage beneath and incorporating worktop space and concealed cistern WC., extractor fan, heated towel rail, fully tiled walls and tiled flooring.

OUTSIDE

To the front there is a low maintenance block paved garden with ample off-road parking and raised beds to the borders and outside lighting. There is a block paved patio to the side and rear of the property with outside tap and an artificial lawn leading to a raised paved seating area across the back of the property. The garden is fully enclosed with a gate to the side.





INTEGRAL GARAGE

With wall mounted gas fired central heating boiler, electrically operated up-and-over door, power and lighting.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed south taking the right turn at the traffic lights on to Wharf Road (A52), keeping in the right-hand and following the signs for the A52. Take the left turn under the railway bridge on to Dysart Road and continue along taking the left turn on to Goodliff Road. The property is on the left-hand side.

GRANTHAM

The property is close to amenities on Dysart Road including Co-op, Fish Bar, Veterinary Practice etc., as well as a local bus service running along Goodliff Road.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

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

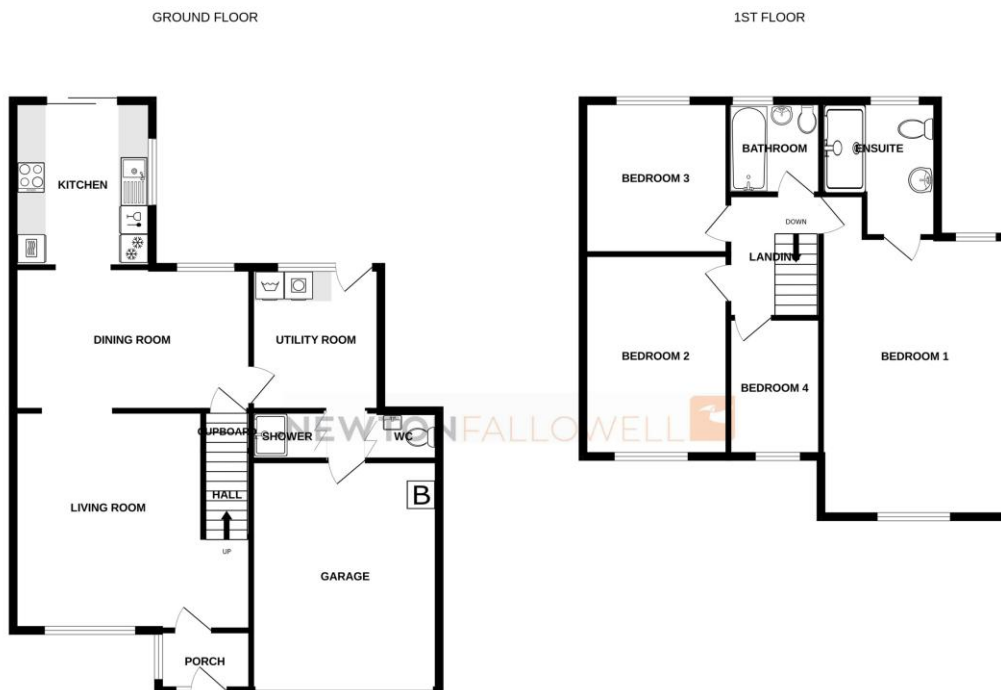
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will 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.

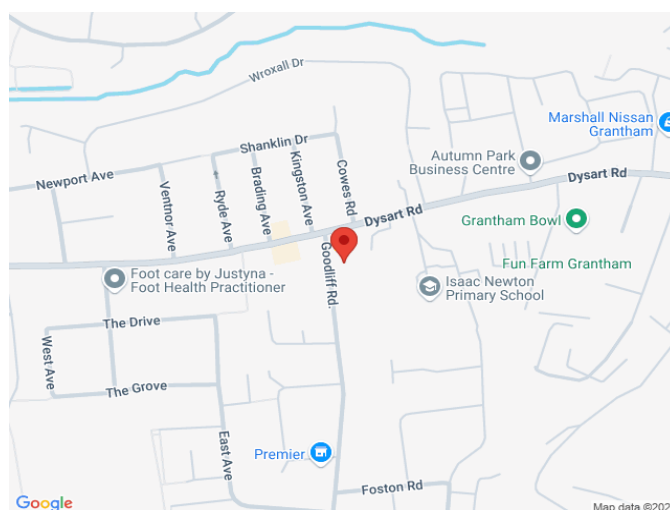
For more information please call in the office or telephone 01476 591900.



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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