



11 Arnold Avenue,  
Gonerby Hill Foot, NG31 8HN



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**£220,000**

- Three Bed Semi-Detached
- Popular Residential Location
- Close Links To Local Amenities
- Well Presented Throughout
- Open-plan Kitchen/Diner
- Utility Area
- Additional Storage Rooms
- Enclosed Rear Garden
- Driveway Parking
- Freehold – EPC Rating D





A well presented semi-detached residence located in the highly desirable area of Gonerby Hill Foot, a sought after location offering convenient access to the town centre and a variety of local amenities, including a reputable primary school.

The property is offered for sale with no onward chain and provides comfortable family accommodation comprising: an entrance hall, open-plan kitchen and dining area, lounge, three bedrooms, and a first-floor family bathroom.

The property benefits from gas fired central heating and double glazing throughout. Externally, there is a driveway providing off-road parking, along with a spacious storage/utility area that has been added to the side of the property.

Early viewing is strongly recommended to fully appreciate the accommodation on offer.

## ACCOMMODATION

### ENTRANCE HALL

Having part glazed uPVC entrance door and uPVC double glazed side panel, radiator, stairs rising to the first floor with cupboard storage beneath and tiled flooring. Open to kitchen/diner.









## LOUNGE

4.15m x 3.24m (13'7" x 10'7")

With uPVC double glazed window to the front aspect, wall mounted pebble effect electric fire on chimney breast, radiator and tiled flooring.

## KITCHEN / DINER

5.07m x 3.16m (16'7" x 10'5")

With uPVC obscure double glazed window facing the utility area, uPVC double glazed sliding patio door to the rear and uPVC half obscure double glazed stable style door to the garden, eye and base level units including wine racks, work surfacing with inset ceramic hob with electric oven beneath and chimney style extractor over, inset stainless steel one and a half bowl sink and drainer with utility tap over, space and plumbing for washing machine, space for table and chairs, radiator, tiling to walls, tiled splashbacks and space for further appliance.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

3.08m x 3.12m (10'1" x 10'2")

With uPVC double glazed window to the rear aspect, fitted wardrobes, radiator and cupboard housing the boiler.

## BEDROOM TWO

3.88m x 3.03m (12'8" x 9'11")

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

## BEDROOM THREE

1.97m x 3.03m (6'6" x 9'11")

With uPVC double glazed window to the front aspect, built-in storage and radiator.

## BATHROOM

With uPVC obscure double glazed window to the rear aspect, panelled bath with electric shower over and glazed shower screen, vanity wash basin with storage beneath also incorporating concealed cistern WC., radiator, tiled flooring and tiling to walls.

## OUTSIDE

At the front there is driveway parking and a gravelled area ideal for the positioning of wheelie bins etc. At the rear there is a mainly hard landscaped low maintenance garden with a covered seating area leading from the kitchen/diner, raised beds to the borders, outside lighting and fencing to the boundaries.

## STORAGE / UTILITY AREA

A useful storage/utility space with lighting and power, incorporating two internal storage rooms, half obscure uPVC glazed door to the front and rear, obscure uPVC double window to the front and rear, plumbing for washing machine.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band B.

## DIRECTIONS

From High Street continue onto Watergate and proceed over the traffic lights onto North Parade. Continue under the railway bridge onto Gonerby Hill Foot and take the right turn opposite Selecta Tyres onto Cliffe Road. Take the left turn onto Arnold Avenue and the property is on the left.

## 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 convenience store which sells a little bit of most things, 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.

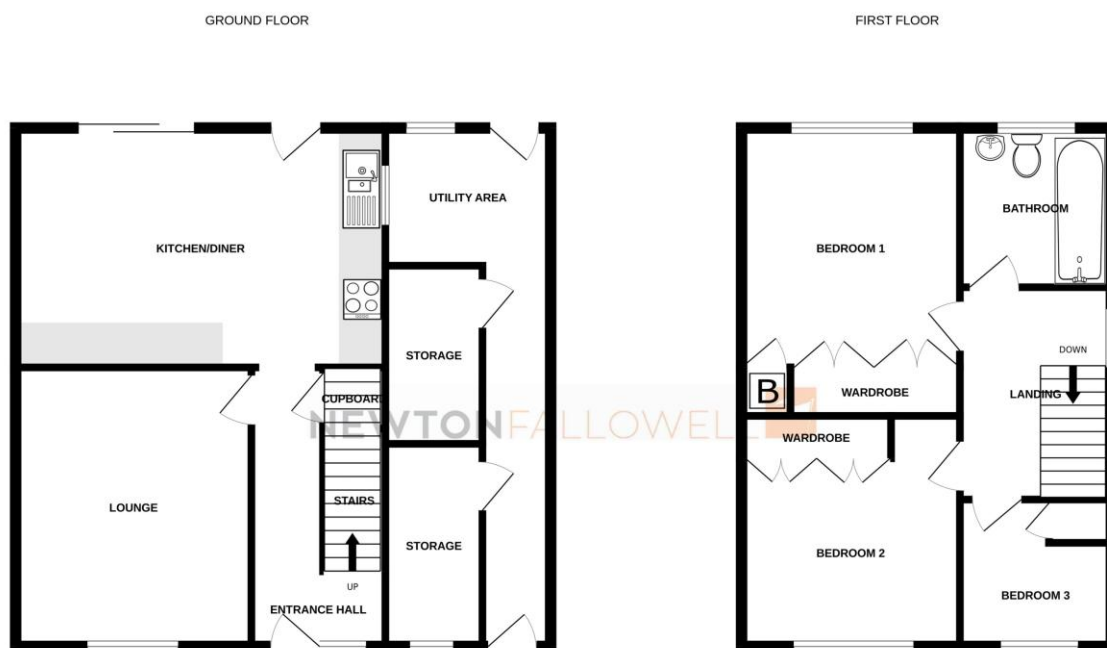
### NOTE

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.

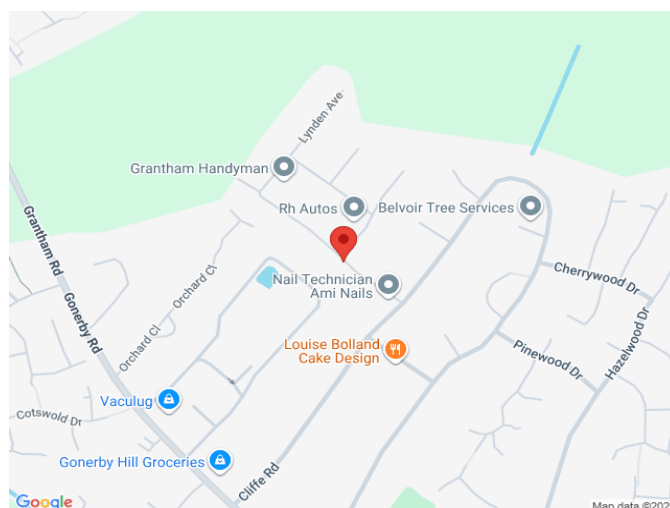
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For more information please call in the office or telephone 01476 591900.

# 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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