



37 Covill Close, Great Gonerby
£220,000

 **NEWTON FALLOWELL**

37 Covill Close

Great Gonerby, Grantham

Well-presented 3-bed semi in Great Gonerby with lounge, dining room, kitchen, conservatory, family bathroom, garden, driveway, double glazing, gas heating, and good transport links.

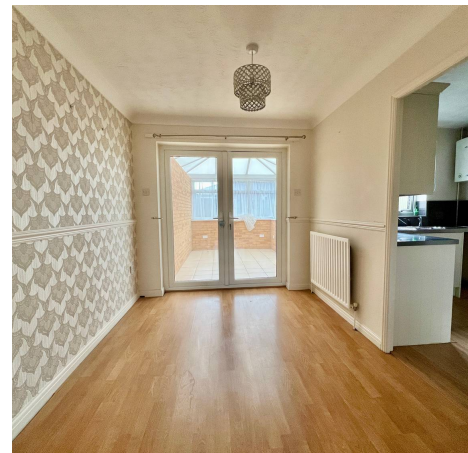
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- CALL NOW TO AVOID MISSING OUT!
- Lounge & Separate Dining Room
- Low Maintenance Rear Garden
- Double Glazing & Gas Central Heating
- Council Tax Band: A
- Three Bed Semi-Detached Home
- Conservatory, Fitted Kitchen
- Easy Access To Road & Rail Links
- Viewing Highly Advised
- Energy Rating: D





ENTRANCE HALL

LOUNGE

14' 8" x 12' 6" (4.47m x 3.81m)

DINING ROOM

9' 6" x 7' 10" (2.90m x 2.39m)

KITCHEN

10' 0" x 7' 10" (3.05m x 2.39m)

CONSERVATORY

12' 9" x 7' 11" (3.89m x 2.41m)

FIRST FLOOR LANDING

BEDROOM 1

12' 10" x 9' 4" (3.91m x 2.84m)

BEDROOM 2

9' 10" x 9' 8" (3.00m x 2.95m)

BEDROOM 3

9' 4" x 6' 2" (2.84m x 1.88m)

COUNCIL TAX

The property is in Council Tax Band A

DIRECTIONS

From High Street continue on to Watergate and proceed over the traffic lights on to North Parade. Continue under the railway bridge on to Gonerby Hill Foot, past the primary school on the left-hand side and up the hill into Great Gonerby. Continue through the village and after the keep left bollards take the right turn at the top on to Belton Lane. Take the right turn on to Covill Close and the property is along on the left-hand side.





AGENTS 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.

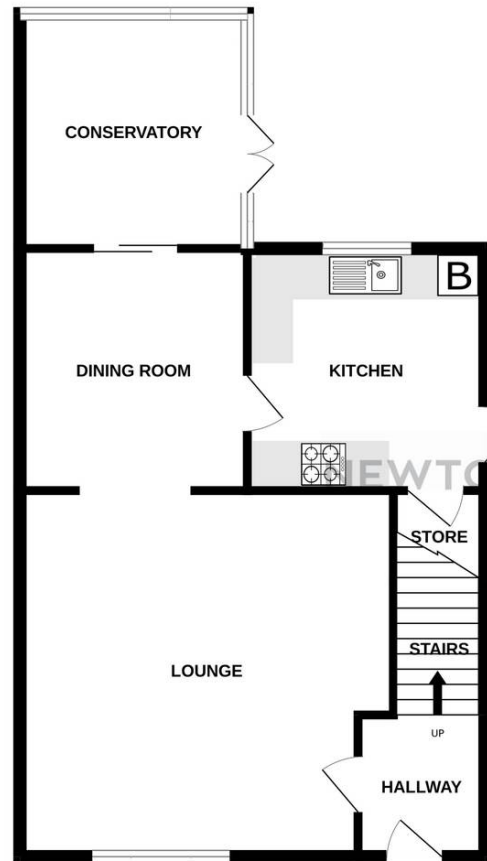
Anti-Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks





GROUND FLOOR



1ST FLOOR



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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