



6 Cotswold Drive, Gonerby Hill Foot

Guide Price £400,000

 **NEWTON FALLOWELL**

6 Cotswold Drive

Gonerby Hill Foot, Grantham

GUIDE PRICE £400,000 - £415,000

Spacious 4-bed detached home in Gonerby Hill Foot, Grantham. Features open-plan kitchen, conservatory, en-suite, ample parking, garage, garden, and garden room bar. Early viewing advised.

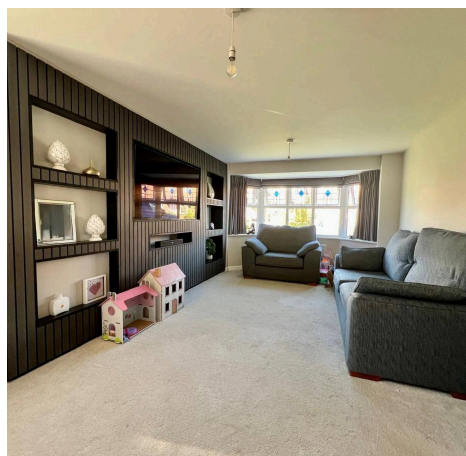
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Viewing Highly Advised
- Garage & Ample Driveway Parking
- Fantastic Family Home
- South-West Facing Garden
- Four Generous Bedrooms
- W/C, En-Suite & Shower Room
- Lounge + Conservatory
- Open-Plan Kitchen / Diner
- Popular Gonerby Hill Foot Location
- Spacious Detached House





ENTRANCE HALL

6' 6" x 11' 0" (1.97m x 3.36m)

Accessed via a half-obscured UPVC double-glazed entrance door, the reception hall features a front-facing obscure UPVC double-glazed window, wood flooring, a single radiator, smoke alarm, and stairs rising to the first floor. An internal oak door leads through to the lounge.

CLOAKROOM

5' 6" x 2' 9" (1.68m x 0.84m)

Fitted with a two-piece white suite comprising a low-level WC and a wash hand basin set within a vanity unit. Additional features include a side-facing obscure UPVC double-glazed window, tiled flooring, and a radiator.

LOUNGE

19' 6" x 10' 6" (5.94m x 3.20m)

A spacious main reception room with a UPVC double-glazed bay window to the front and an additional side window, allowing for plenty of natural light. The room benefits from both single and double radiators, and carpet flooring. Glazed oak double doors open into the dining room.

KITCHEN / DINER

20' 1" x 11' 1" (6.12m x 3.39m)

Fitted with a range of wood-fronted wall and base units, complemented by square-edge work surfaces incorporating a stainless-steel sink and drainer with mixer tap. Integrated appliances include a four-ring Neff induction hob with extractor hood over, double electric oven, fridge freezer, and wine rack. Additional features include tiled flooring, recessed LED lighting, under-counter lighting, and a rear-facing UPVC double-glazed window. The dining area features recessed LED spotlighting, a single radiator, and continued solid wood flooring. A sliding double-glazed patio door leads into the conservatory, while a wide opening connects seamlessly to the kitchen.





CONSERVATORY

11' 1" x 10' 11" (3.39m x 3.32m)

Constructed with a dwarf wall base and UPVC double-glazed panels under a polycarbonate roof. The space features composite wood effect flooring and French doors opening onto the rear garden.

UTILITY ROOM

6' 8" x 5' 7" (2.04m x 1.69m)

With matching tiled flooring and work surfaces to the kitchen, incorporating a stainless-steel sink and drainer. There is space and plumbing for a washing machine, along with additional space for a tumble dryer or dishwasher. The room also houses the gas-fired central heating boiler and consumer unit. A half-obscured UPVC double-glazed door provides access to the garden.

FIRST FLOOR LANDING

A gallery-style landing with a side-facing obscure UPVC double-glazed window, storage cupboard, radiator, loft access, and smoke alarm.

BEDROOM ONE

14' 8" x 12' 4" (4.47m x 3.75m)

A well-proportioned double bedroom with a front-facing UPVC double-glazed window, carpet flooring, radiator, and three double built-in wardrobes.

EN-SUITE SHOWER ROOM

6' 1" x 5' 5" (1.85m x 1.64m)

Comprising a low-level WC, floating wash hand basin, and a fully tiled shower enclosure with mains-fed shower and glazed screen. Additional features include tiled flooring, chrome heated towel radiator, recessed lighting, extractor fan, shaver socket, and an obscure UPVC double-glazed window.

BEDROOM TWO

10' 2" x 9' 4" (3.11m x 2.84m)

With two front-facing UPVC double-glazed windows, carpet flooring, a radiator, and a built-in double wardrobe.





BEDROOM THREE

11' 7" x 9' 6" (3.54m x 2.90m)

Overlooking the rear with countryside views, this room includes a UPVC double-glazed window, radiator, carpet flooring, and a built-in double wardrobe.

BEDROOM FOUR

7' 3" x 6' 11" (2.21m x 2.12m)

Also enjoying rear views, with a UPVC double-glazed window, carpet flooring, radiator, and built-in double wardrobe.

SHOWER ROOM

6' 9" x 6' 8" (2.07m x 2.04m)

Fitted with a modern three-piece suite comprising a low-level WC, wash hand basin, and walk-in shower with folding glass screen and electric shower. Finished with fully tiled walls and floor, recessed lighting, extractor fan, shaver socket, radiator, and an obscure UPVC double-glazed window.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

AGENTS NOTE

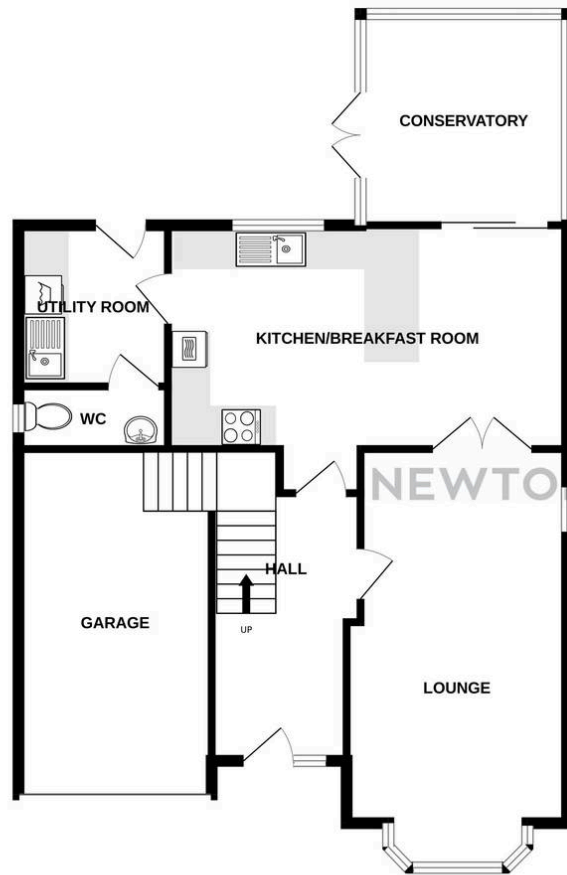
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GROUND FLOOR



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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