



Palmwood Close, Gonerby Hill
Foot, Grantham



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£200,000

- Three Bed Terraced Home
- Well-Presented Throughout
- Popular Location
- Converted Garage
- Additional Sitting Room
- Spacious Garden
- Freehold
- EPC rating U



A well-presented terraced home located in the highly sought-after Gonerby Hill Foot area. The accommodation briefly comprises an entrance hall, spacious lounge/diner, separate sitting room, fitted kitchen, three bedrooms and a modern shower room. The property benefits from double glazing throughout and gas-fired central heating. Externally, there is a driveway providing ample off-road parking, along with a well-maintained, low-maintenance rear garden. An internal viewing is highly recommended to fully appreciate the property's excellent location and condition.

ACCOMMODATION

ENTRANCE HALL

SITTING ROOM

4.57m x 2.24m (15'0" x 7'4")

LOUNGE / DINER

6.97m x 3.09m (22'11" x 10'1")

KITCHEN

2.35m x 2.81m (7'8" x 9'2")

LANDING



BEDROOM ONE

3.62m x 2.91m (11'11" x 9'6")

BEDROOM TWO

2.92m x 2.7m (9'7" x 8'11")

BEDROOM THREE

2.59m x 2.62m (8'6" x 8'7")

SHOWER ROOM

1.91m x 2.45m (6'4" x 8'0")

EXTERIOR

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 proceeding over the traffic lights onto North Parade and under the railway bridge in to Gonerby Hill Foot. Continue along taking the right turn into Hazelwood Drive, right onto Rowanwood Drive, left onto Lilacwood Drive, right onto Palmwood Close. The property is towards the end on the left-hand side.



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 Today's convenience store, 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 asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a 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.

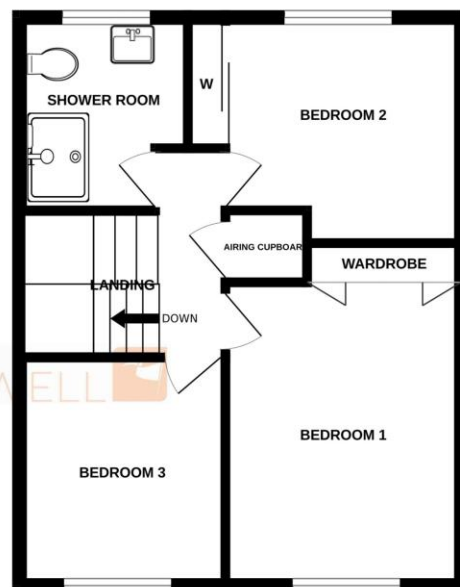


Floorplan

GROUND FLOOR



1ST FLOOR



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