



Cotswold Drive, Gonerby Hill Foot



- Spacious Detached House
- Popular Gonerby Hill Foot Location
- Open-Plan Kitchen / Diner
- Lounge + Conservatory
- W/C, En-Suite & Shower Room
- Four Generous Bedrooms
- Freehold
- EPC rating D



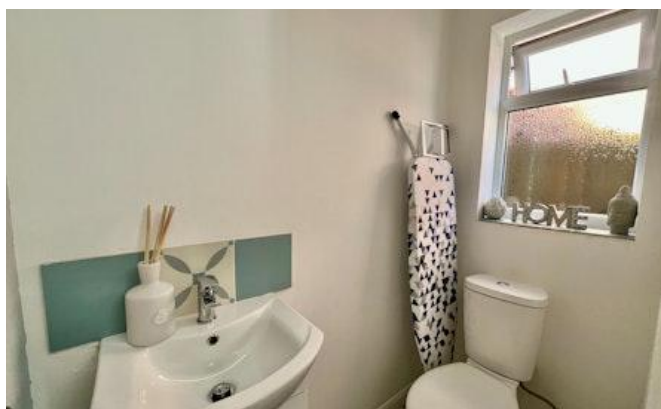
Situated in the highly sought-after Gonerby Hill Foot area of Grantham, this substantially enhanced detached family residence offers well-balanced and versatile accommodation, ideally suited to a growing family in need of additional space.

Extending to approximately 1,375 sq ft, plus a conservatory, the property is thoughtfully arranged to include a welcoming reception hall, cloakroom, an elegant sitting room, and a spacious open-plan family dining kitchen—well suited to both everyday living and entertaining. Further accommodation includes a conservatory overlooking the garden and a practical utility room. To the first floor are four well-proportioned bedrooms, all benefiting from built-in wardrobes. The principal bedroom is served by a stylishly refitted en-suite, complemented by a contemporary family shower room. The property further benefits from UPVC double glazing and gas-fired central heating throughout.

Externally, the front of the property provides ample driveway parking alongside an integral garage. To the rear, a private south-westerly facing garden offers an ideal setting to enjoy afternoon and evening sun. The property further benefits from a beautifully constructed garden room, currently arranged as a stylish bar and entertaining space

An early viewing is highly recommended to fully appreciate the quality and space on offer.





ACCOMMODATION

ENTRANCE HALL

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

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

1.68m x 0.84m (5'6" x 2'10")

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

5.94m x 3.2m (19'6" x 10'6")

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

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

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

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

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

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

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

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

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

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

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

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

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

BEDROOM THREE

3.54m x 2.9m (11'7" x 9'6")

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

2.21m x 2.12m (7'4" x 7'0")

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





SHOWER ROOM

2.04m x 2.07m (6'8" x 6'10")

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.

EXTERIOR

To the front, a double-width driveway provides off-road parking and leads to the integral garage. The frontage also includes a lawned garden with planted borders and a pathway to the side, secured by a wrought iron gate.

To the rear, the property benefits from a private enclosed garden featuring a patio seating area, lawn, flower borders, and fenced boundaries. There is also an outdoor tap and a designated storage area to the side of the conservatory, suitable for bins and garden equipment. The property further benefits from a beautifully constructed garden room, currently arranged as a stylish bar and entertaining space

GARAGE

Integral single garage with up-and-over door, and lighting.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

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.

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.

NOTE

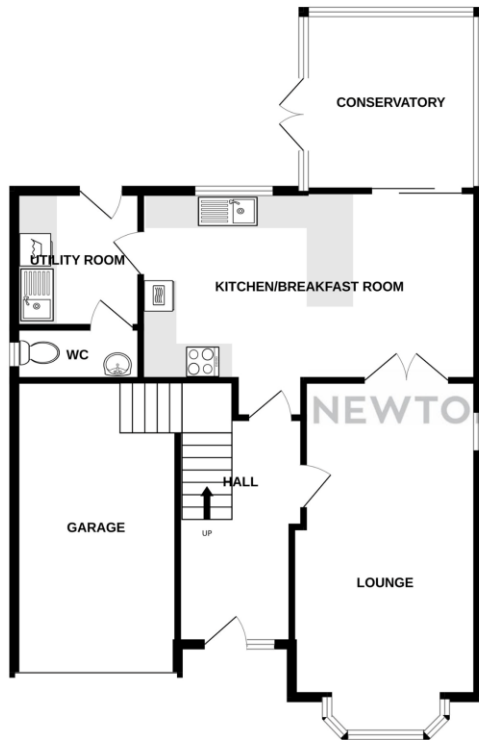
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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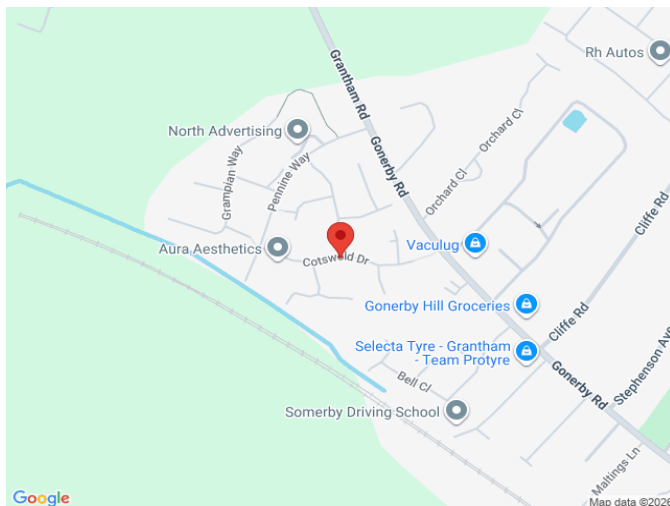
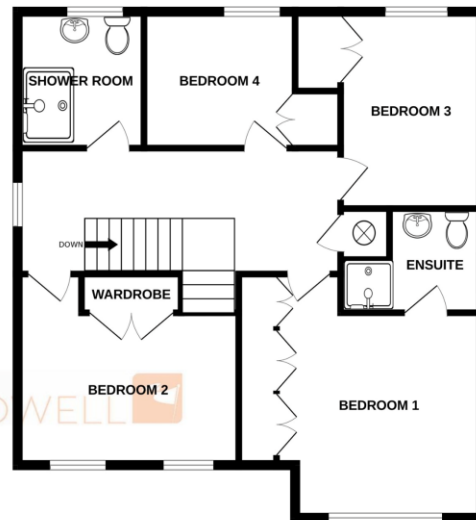


Floorplan

GROUND FLOOR



1ST FLOOR



Newton Fallowell

01476 591900

grantham@newtonfallowell.co.uk