

Elms View, Great Gonerby, Grantham NG31 8LR

william h brown

welcome to

Elms View, Great Gonerby, Grantham

CHAIN FREE two-bedroom bungalow tucked away in a quiet cul-de-sac within the sought-after village of Great Gonerby. Requiring some modernisation, the accommodation includes a generous front-facing lounge, kitchen open to the dining area, two bedrooms, driveway parking and garage.













Entrance Porch
With carpet, radiator and access into the cloakroom and lounge.

Cloakroom
With a window to the side aspect and comprising of a wash hand basin and low level WC, tiling to the walls and a radiator.

Lounge
15' 11" x 14' 11" Max (4.85m x 4.55m Max)
With a window to the front aspect, feature fireplace with surround and inset fire (demonstration purposes only), carpet, coving to the ceiling, radiator and access through to the kitchen and bedrooms.

Dining Room
9' 6" x 6' 5" (2.90m x 1.96m)
Archway from the kitchen and having a window to the side aspect, carpet, radiator and coving to the ceiling.

Kitchen
11' 1" x 9' 6" (3.38m x 2.90m)
With a window to the side aspect and having a range of units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Space for a freestanding cooker, washing machine and fridge freezer. Ceramic tile floor, radiator and part glazed stable door leading out to the side aspect.

Inner Hallway
Carpet and cupboard housing the boiler.

Bedroom One
12' 9" x 9' 10" (3.89m x 3.00m)
With a window to the rear aspect, built in wardrobes carpet and a radiator.

Bedroom Two
11' 6" x 10' 11" (3.51m x 3.33m)
With a window to the rear aspect, carpet, radiator and French doors leading out to the garden.

Family Bathroom
7' 10" x 5' 3" (2.39m x 1.60m)
With a window to the side aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, tiling to the walls, vinyl tile effect flooring and a radiator.

General Description Outside
Open front with lawn and shrub borders, driveway to the side leading to a single garage and path leading to the front door. Gated side access
The private rear garden is mainly laid to lawn, having a paved patio area, shrub borders and hedging.

Single garage - with split opening doors, window, power and lighting and access door into the rear garden.

Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Elms View, Great Gonerby Grantham

- Detached Bungalow
- 'CHAIN FREE'
- In Need of Some Modernisation
- Spacious Accommodation
- Driveway, Garage and Gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: C



Floor Plan Garage

Total floor area 90.5 m² (974 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114518

The Property Ombudsman

Property Ref:
GST114518 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01476 566363

Grantham@williamhbrown.co.uk

63 High Street, GRANTHAM, Lincolnshire, NG31 6NN

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.