



**Pretoria Road, Gonerby Hill Foot, Grantham NG31 8JQ**



**welcome to**

**Pretoria Road, Gonerby Hill Foot, Grantham**

Fabulous detached dormer bungalow, in a very popular location. Spacious throughout offering two reception rooms, kitchen with utility, four bedrooms, one with an en-suite and family bathroom. Extensive driveway for multiple vehicles and beautiful large rear garden. Call us to view on 01476 566363



### Entrance

Large open entrance hall with a staircase rising to the first floor, radiator and access to downstairs study/bedroom, lounge, dining room and bathroom.

### Lounge

23' 6" x 11' 5" ( 7.16m x 3.48m )

Large naturally light lounge with windows to multiple aspects, feature fireplace with wood surround, hearth and inset electric fire, carpet, coving to the ceiling, two large radiators and door access into the principal bedroom and dining room.

### Dining Room

18' 11" x 8' 10" at the widest point ( 5.77m x 2.69m at the widest point )

Good sized dining room with French doors leading out to the garden, carpet, coving to the ceiling, radiator and doorway through to the kitchen.

### Kitchen

10' 4" x 10' 10" ( 3.15m x 3.30m )

With a window to the rear aspect, and having a range of white units to both the floor and eye level with granite effect worktops over, dark grey sink, drainer, mixer tap and decorative tile splashbacks. Integrated double oven, induction hob with extractor hood above. Built-in dishwasher, space for a fridge freezer, radiator, spotlights in the ceiling, under counter lighting, wood effect flooring and door into the utility room.

### Utility Room

7' 7" x 5' ( 2.31m x 1.52m )

With a window to the rear aspect, units for storage, plumbing/space for appliances, radiator, wood effect flooring and door access to the rear garden and garage.

### Study/Bedroom Four

8' x 8' 6" ( 2.44m x 2.59m )

Versatile room with a window to the front aspect, carpet, coving to the ceiling and a radiator.

### Principal Bedroom

10' 7" x 13' 7" ( 3.23m x 4.14m )

With a window to the rear aspect, a range of fitted wardrobes and cupboards, wall lights, carpet, coving to the ceiling, radiator and door access to the en-suite.

### En-Suite Shower Room

With a window to the side aspect and comprising of a shower cubicle, wash hand basin, low level WC, storage cupboard and a radiator.

### First Floor Landing

With large storage area/airing cupboard housing the boiler and door access to two bedrooms.

### Bedroom Two

11' 4" x 10' 8" ( 3.45m x 3.25m )

Double bedroom with a window to the side aspect, fitted wardrobes, additional eave storage, carpet, and a radiator.

### Bedroom Three

12' 8" x 11' 6" ( 3.86m x 3.51m )

With a window to the side aspect, fitted wardrobes, additional eave storage, carpet, and a radiator.

### Family Bathroom

8' 6" x 7' 4" ( 2.59m x 2.24m )

Recently renovated bathroom with a window to the side aspect and comprising of a bath with shower over, vanity sink unit, low level WC, tiling to the wall and floor, large lighted mirror cabinet with Bluetooth connection, extractor fan, wood effect flooring and a heated towel rail.

### General Description Outside

Approaching the property to the front with a generous block paved drive for several vehicles, garage and gated access through to the rear. This beautifully maintained rear garden features a mixture of patio space, perfect for outside dining and entertaining, raised planters, a variety of shrubs and plants, good sized lawn area, pond and wood outbuildings/summerhouses/sheds, all benefitting from electricity. There are external lights around the garden and pond which are operated remotely. Enclosed by fencing.

Single garage with an up and over door, power and lighting.



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# welcome to Pretoria Road, Gonerby Hill Foot Grantham

- Detached Dormer Bungalow
- Versatile Accommodation with Two Reception Rooms
- Four Bedrooms
- En-Suite and Family Bathroom
- Large Driveway, Garage and Rear Garden

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



## £355,000

Total floor area 138.7 m<sup>2</sup> (1,493 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](http://www.propertybox.io)

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST113769 - 0003

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