

Easthorpe Road, Great Gonerby, Grantham NG31 8LZ

william h brown

welcome to

Easthorpe Road, Great Gonerby, Grantham

A beautifully presented modern semi-detached home offering bright and spacious accommodation throughout. Featuring a generous living room, stylish kitchen/diner, two good-sized bedrooms, a modern family bathroom, enclosed rear garden and off-road parking. Ideal for first-time buyers or investors.













Lounge
15' 7" x 13' 2" Widest Point (4.75m x 4.01m Widest Point)

Kitchen
12' 2" x 13' 2" Widest Point (3.71m x 4.01m Widest Point)

Bedroom One
11' x 13' 2" (3.35m x 4.01m)

Bedroom Two
9' 6" x 13' 2" Widest Point (2.90m x 4.01m Widest Point)

Family Bathroom
6' 7" x 5' 7" (2.01m x 1.70m)

Further Note
Great Gonerby is a highly sought-after village situated just to the north of Grantham, offering the perfect balance of village living with excellent access to a wide range of amenities and transport links. The village benefits from a convenience store with post office facilities, local recreational spaces, playing fields and the historic St Sebastian's Church, while the surrounding Lincolnshire countryside provides attractive walks and outdoor pursuits.

A wider range of shopping, leisure and dining facilities can be found in nearby Grantham, including major supermarkets such as Asda, Sainsbury's and Morrisons.

The area is well served by schooling, with Great Gonerby Church of England Primary School located within the village and a selection of highly regarded secondary schools available in Grantham, including The King's School and Kesteven and Grantham Girls' School.

For commuters, Great Gonerby enjoys excellent transport connections, with easy access to the A1 providing convenient road links both north and south. Grantham railway station is also within easy reach, offering direct rail services to London, Nottingham, Peterborough and the wider national rail network.

Combining a welcoming village atmosphere, convenient amenities and superb transport connections, Great Gonerby remains one of the area's most popular residential locations.

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."

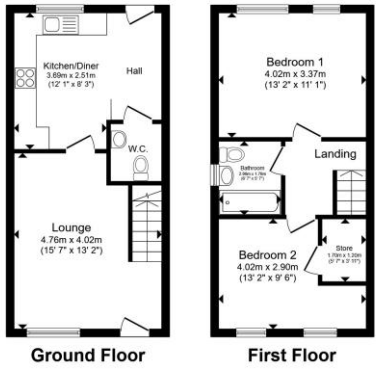
welcome to

Easthorpe Road, Great Gonerby Grantham

- Modern Semi-Detached House
- Stylish Fitted Kitchen with Dining Area
- Two Double Bedrooms
- Enclosed Rear Garden with Patio Area
- Driveway for Off-Road Parking

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 166.56
Ground Rent: 311.40

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Nov 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 68.4 m² (736 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

offers in excess of

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114697

The Property Ombudsman

Property Ref:
GST114697 - 0003

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.