



71 Stephenson Avenue, Gonerby Hill Foot
£207,500

 **NEWTON FALLOWELL**

71 Stephenson Avenue

Gonerby Hill Foot, Grantham

Modern semi-detached house with distant views, 3 bedrooms, lounge, kitchen/diner, private garden, parking, gas central heating, double glazing, near town, schools, dog walks. No onward chain.

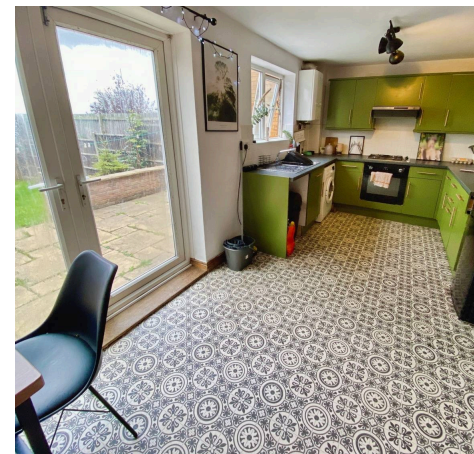
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Popular Gonerby Hill Foot Area
- Open Views to Rear
- Good Local Schools
- Well Proportioned Lounge
- Kitchen/Dining Room
- Three Bedrooms
- Shower Room/WC
- Gas Central Heating
- Driveway and South East Facing Gardens
- EPC Rating C





ENTRANCE HALL

6' 0" x 14' 5" (1.83m x 4.39m)

With uPVC half glazed entrance door with glazed side panel, laminate floor, coving, staircase off to the first floor accommodation, built-in cupboard and radiator.

LOUNGE

11' 3" x 11' 2" (3.43m x 3.41m)

With uPVC double glazed window to the front elevation, radiator, laminate floor and coving.

KITCHEN/DINING ROOM

8' 10" x 17' 8" (2.68m x 5.38m)

Having uPVC double glazed window to the rear elevation, uPVC double glazed French doors to the patio and fitted with a range of matching units comprising base cupboards with working surfaces over and wall cupboards, inset stainless steel one and a half bowl sink and drainer, integrated oven and hob with extractor over, wall mounted gas fired boiler, space and plumbing for washing machine.

LANDING

With loft hatch access and built-in airing cupboard.

BEDROOM 1

9' 7" x 11' 7" (2.93m x 3.52m)

With uPVC double glazed window to the rear aspect with distant views over the town and towards Belmont Tower on the far distance, radiator.

BEDROOM 2

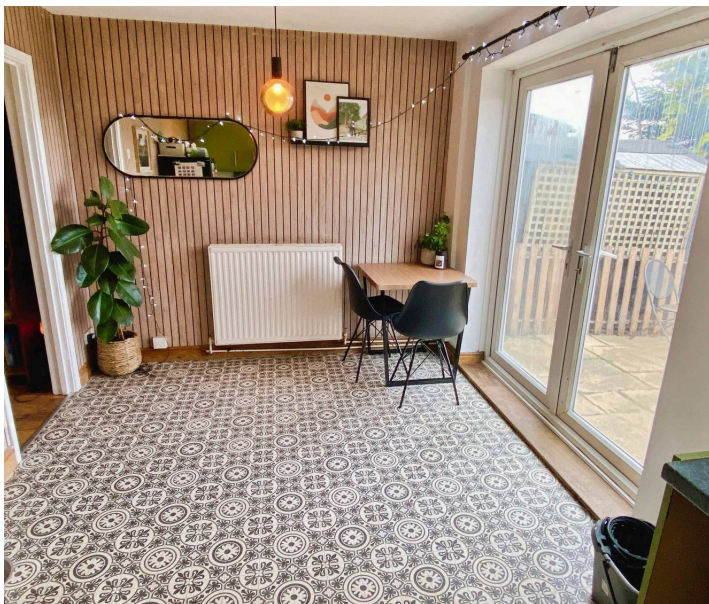
8' 9" x 11' 10" (2.67m x 3.61m)

With uPVC double glazed window to the front aspect and radiator.

BEDROOM 3

8' 8" x 8' 11" (2.63m x 2.73m)

With uPVC double glazed window to the front, built-in over stairs cupboard and radiator.





SHOWER ROOM/WC

6' 1" x 7' 9" (1.85m x 2.37m)

With uPVC obscure double glazed window to the rear aspect and having a walk-in shower, pedestal wash basin and low level WC., cast radiator/heated towel rail, half tiling, coving.

SERVICES

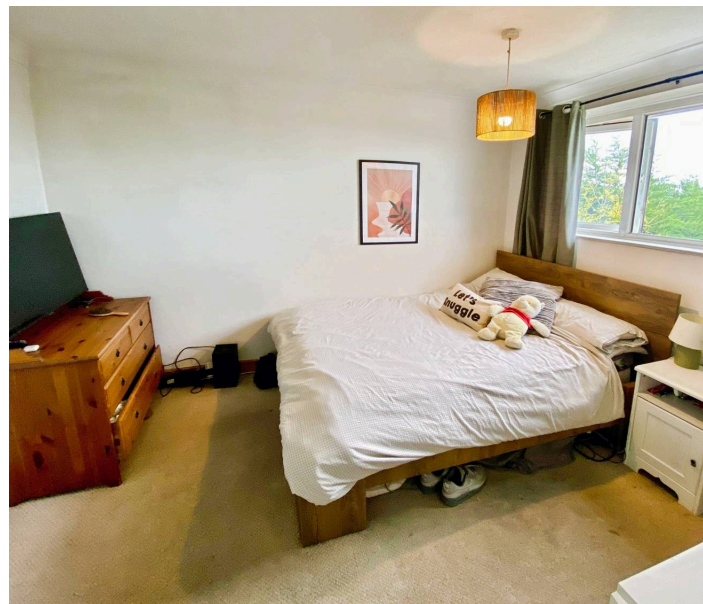
Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

Mains water, gas, electricity and drainage are connected.

AGENTS NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.





DIRECTIONS

From High Street continue onto Watergate proceeding over the traffic lights onto North Parade and under the railway bridge onto Gonerby Hill Foot. Take the right turn onto Stephenson Avenue and follow the road, passing Malim Way on the left. As the road continues to rise, the property is along on the left-hand side.

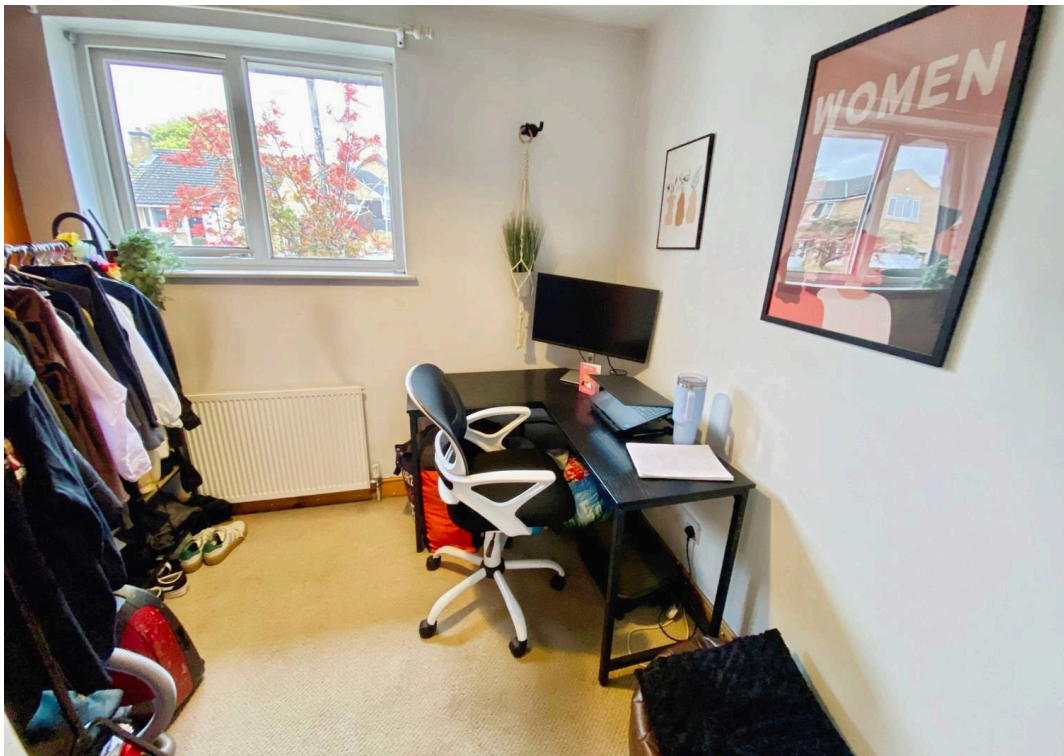
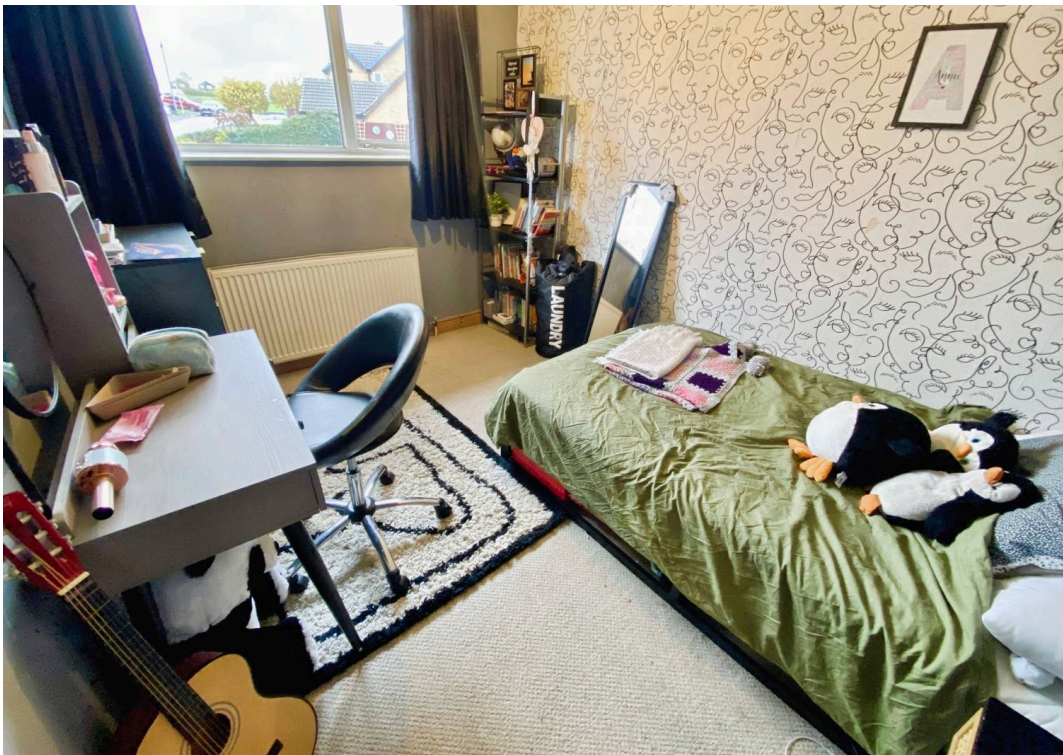
NOTE

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 £300 if you use their services. For more information please call in the office or telephone 01476 591900.

Anti-Money Laundering Checks

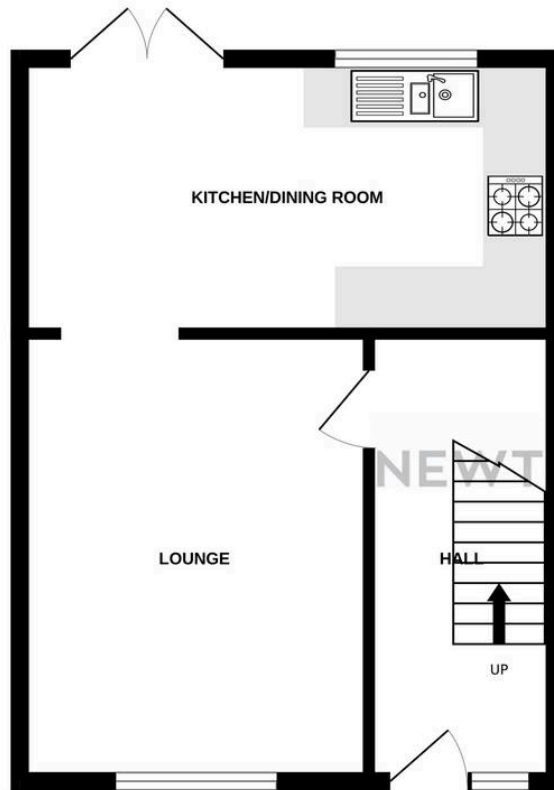
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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