



Offers Over £275,000

Bell Close, Gonerby Hill Foot, Grantham, Lincs, NG31



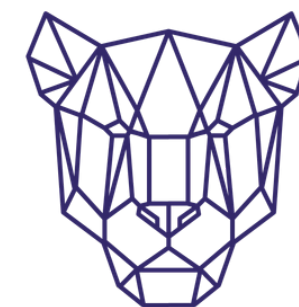
x3



x2



x2



**PANTERA
PROPERTY**



A spacious and versatile four-bedroom detached family home occupying a generous plot within a sought-after residential location.

Property Description

This attractive detached property provides flexible living space, ideally suited to modern family life. Upon entering, a welcoming entrance hall leads through to a generous dual-aspect living room, finished with contemporary flooring and offering ample space for both relaxing and entertaining.

To the rear of the property is an impressive open-plan kitchen/dining room, forming the heart of the home. Fitted with a range of units, solid wood worktops and a breakfast bar, the space enjoys excellent natural light and opens into a conservatory, providing an ideal area for dining while overlooking the rear garden.

The ground floor also benefits from a versatile fourth bedroom, which could equally serve as a home office, playroom or snug, together with a recently refurbished contemporary shower room featuring a walk-in rainfall shower, vanity unit, and stylish metro tiling.

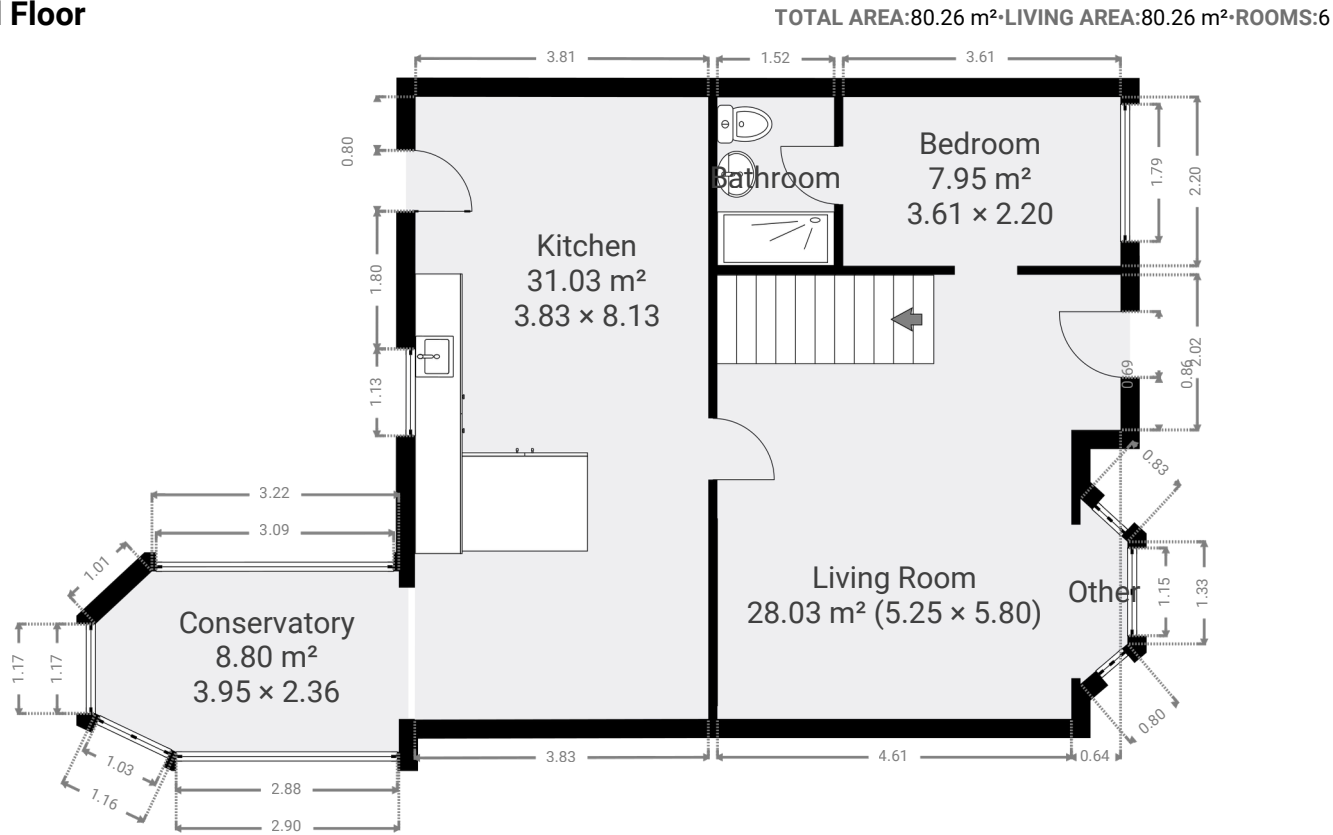
To the first floor are three generously sized double bedrooms, all served by a modern family bathroom.

Externally, the property occupies a generous plot with an enclosed rear garden offering a combination of lawn, patio and low-maintenance gravelled areas, providing excellent space for outdoor entertaining.

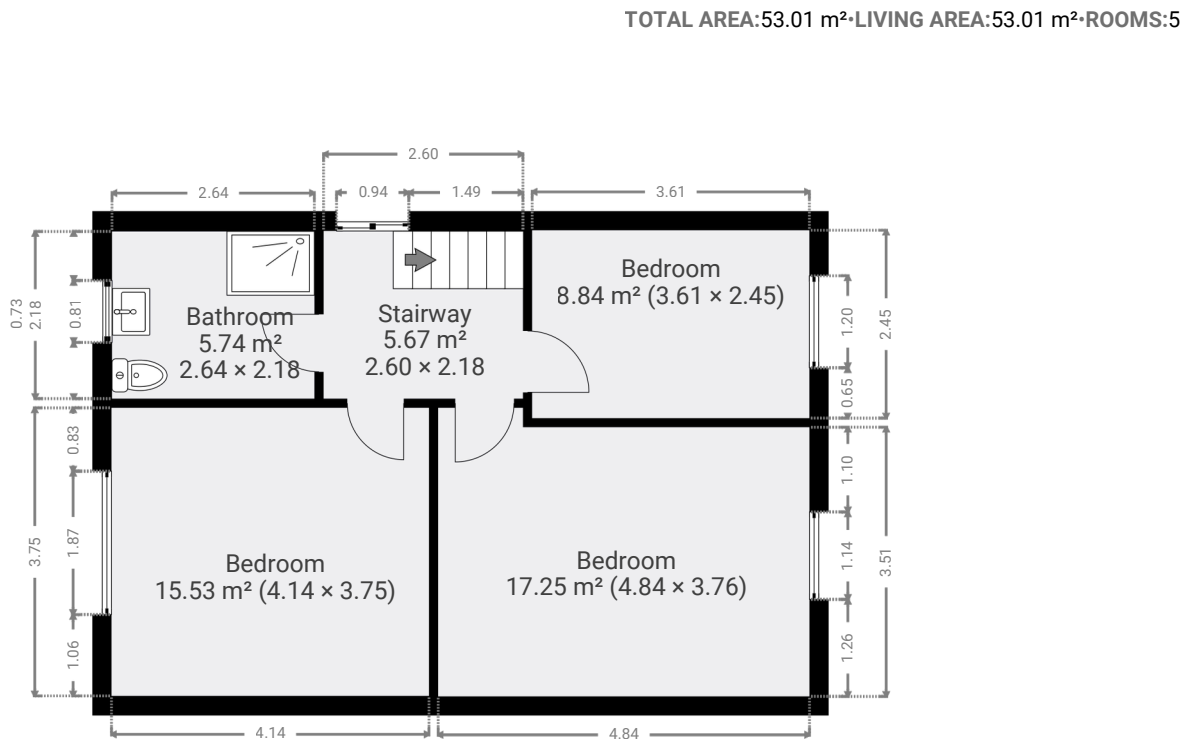
The front of the property benefits from off-road parking.

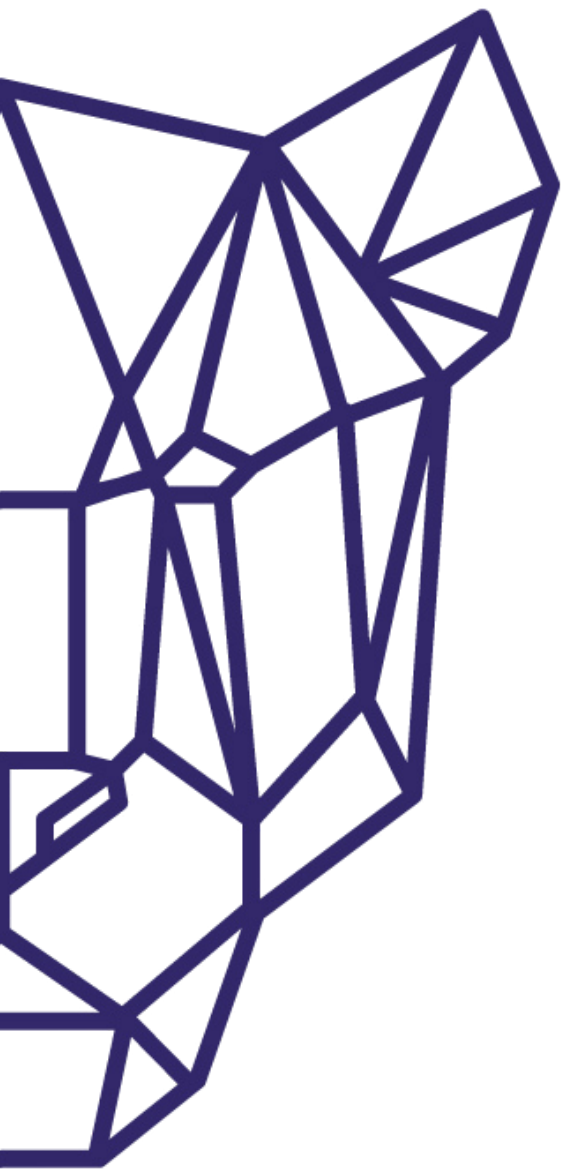


▼ Ground Floor



▼ 1st Floor





Additional Information

Local Authority:
South Kesteven

Tenure:
Freehold

Size:
1,431 sq.ft

Council Tax Band:
C

Location

Situated within the popular residential area of Gonerby Hill Foot, this property enjoys a convenient position on the north-western side of Grantham. The location is highly regarded for its excellent access to a range of local amenities, including supermarkets, schools, healthcare facilities and leisure amenities, while Grantham town centre is just a short drive away, offering an extensive selection of shops, restaurants and cafés.

The property is ideally placed for commuters, with easy access to the A1 providing excellent road links to Nottingham, Newark, Stamford and Peterborough. Grantham railway station is also within easy reach, offering direct high-speed rail services to London King's Cross in approximately one hour, making the area an attractive choice for those commuting further afield.

Viewing

Please contact Amy at
Pantera Property to
arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



PANTERA
PROPERTY

0330 118 6610

office@panteraproperty.com

www.panteraproperty.com

44 Southampton
Buildings, WC2A 1AP

Unit E2 5 Greengate,
Cardale Park,
Harrogate,
HG3 1GY,