



Covill Close, Great Gonerby



- CALL NOW TO AVOID MISSING OUT!
- Three Bed Semi-Detached Home
- Lounge & Separate Dining Room
- Conservatory, Fitted Kitchen
- Low Maintenance Rear Garden
- Easy Access To Road & Rail Links
- Freehold
- EPC rating D



This well-presented three-bedroom semi-detached home is pleasantly positioned within a highly sought-after area of Great Gonerby. The accommodation comprises an entrance hall, lounge, separate dining room, fitted kitchen, conservatory and a family bathroom.

Externally, the property benefits from a low-maintenance rear garden, along with a lawned frontage and driveway providing off-road parking. Additional features include double glazing, gas central heating, and convenient access to both road and rail links.

ACCOMMODATION

ENTRANCE HALL

LOUNGE

4.47m x 3.81m (14'8" x 12'6")

DINING ROOM

2.9m x 2.39m (9'6" x 7'10")



KITCHEN

3.05m x 2.39m (10'0" x 7'10")

CONSERVATORY

3.89m x 2.41m (12'10" x 7'11")

LANDING

BEDROOM ONE

3.91m x 2.84m (12'10" x 9'4")

BEDROOM TWO

3m x 2.95m (9'10" x 9'8")

BEDROOM THREE

2.84m x 1.88m (9'4" x 6'2")

FAMILY BATHROOM

EXTERIOR



SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A

DIRECTIONS

From High Street continue on to Watergate and proceed over the traffic lights on to North Parade. Continue under the railway bridge on to Gonerby Hill Foot, past the primary school on the left-hand side and up the hill into Great Gonerby. Continue through the village and after the keep left bollards take the right turn at the top on to Belton Lane. Take the right turn on to Covill Close and the property is along on the left-hand side.

GRANTHAM

The property is within easy walking distance of the town centre, local schools and Wyndham Park. There is a bus service along Brook Street, a short walk away, with local services as well as buses to Lincoln and Sleaford. Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

AGENTS NOTE

Please note these particulars 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.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

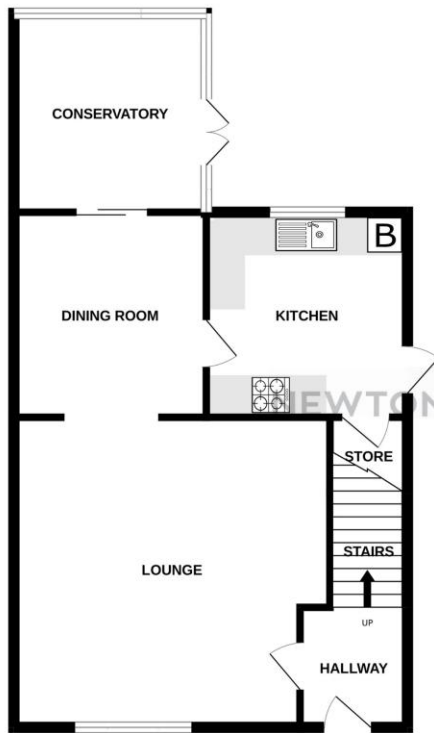
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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.

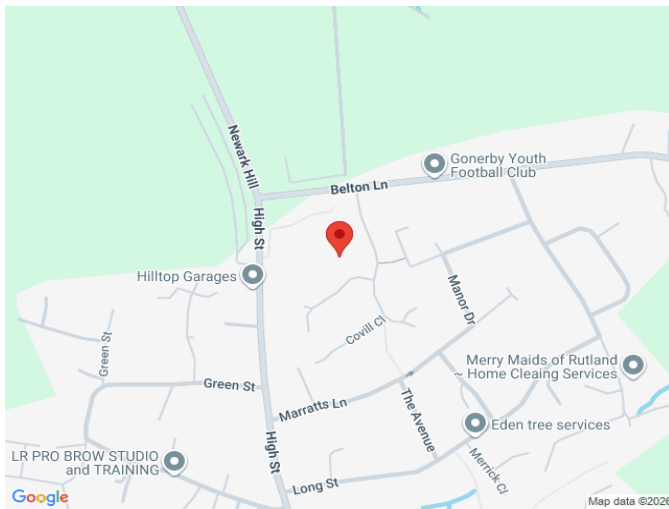


Floorplan

GROUND FLOOR



1ST FLOOR



Newton Fallowell

01476 591900
grantham@newtonfallowell.co.uk