



# COMING SOON

A NEW PROPERTY TO MARKET WITH



Covill Close, Great Gonerby



3



1



2

**£240,000**

- **\*\*FURTHER PHOTOS COMING SOON\*\***
- 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

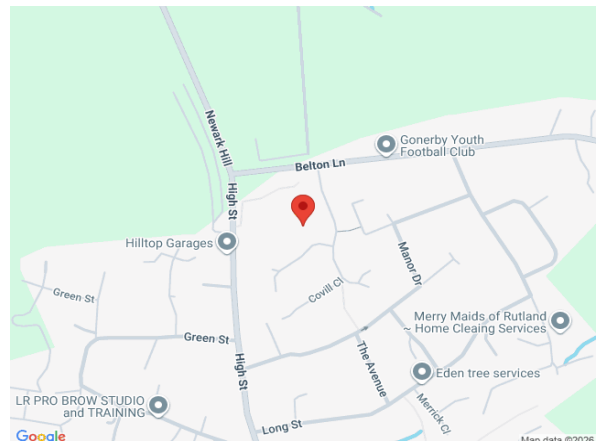


**\*\*COMING SOON\*\***

Ideally located for commuters, 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

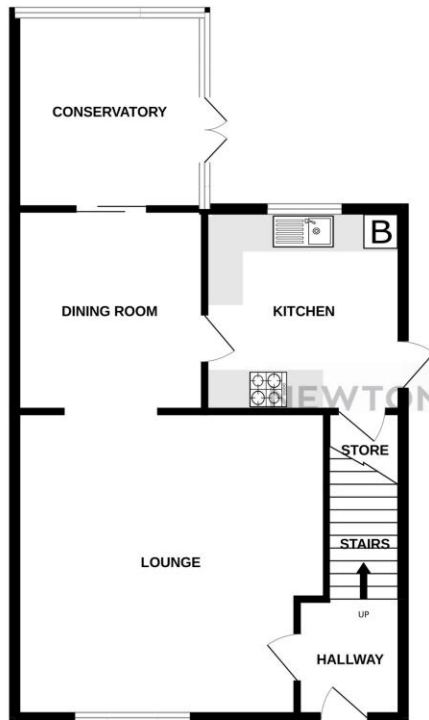
BEDROOM ONE 3.91m x 2.84m (12'10" x 9'4")

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

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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