



3 Cliffe Road, Gonerby Hill Foot
Grantham

£300,000

DavidGrace





3 Cliffe Road

Gonerby Hill Foot, Grantham

Spacious five-bed semi in Gonerby Hill Foot with self-contained two-bed annexe, large garden, driveway, garage, and modern living spaces. Ideal for families or multi-generational living. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Five Bedroom Semi-Detached Home in the Popular Gonerby Hill Foot Area of Grantham
- Three Double Bedrooms
- Kitchen with Integrated Appliances
- Versatile Space Including Lounge, Dining Room and Additional Garden Room
- Annex with Two Bedrooms and Downstairs Shower Room
- Family Bathroom with Corner Bath
- Large Rear Garden
- Driveway for 2 Cars and Detached Garage
- Situated in the Desirable Area of Gonerby Hill Foot, Close to Grantham and Excellent Local Amenities

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Entrance Hall

Lounge

10' 2" x 11' 3" (3.10m x 3.44m)

Dining Room

11' 2" x 10' 4" (3.40m x 3.16m)

Garden Room

7' 2" x 8' 8" (2.18m x 2.64m)

Kitchen

16' 1" x 6' 7" (4.90m x 2.00m)

Shower Room

6' 3" x 5' 1" (1.90m x 1.54m)

Bedroom 4

9' 5" x 10' 8" (2.87m x 3.25m)

Bedroom 5

9' 6" x 8' 10" (2.90m x 2.70m)

Landing

Bedroom 1

10' 4" x 11' 5" (3.16m x 3.49m)

Bedroom 2

11' 4" x 10' 6" (3.46m x 3.20m)

Bedroom 3

10' 1" x 6' 9" (3.08m x 2.05m)

Bathroom

5' 8" x 5' 10" (1.73m x 1.77m)

Garage



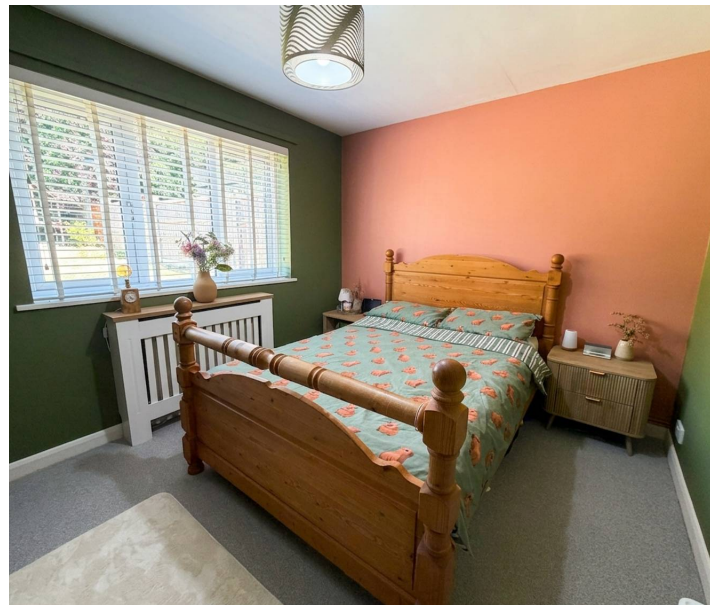


REAR GARDEN

FRONT GARDEN

GARAGE

DRIVEWAY



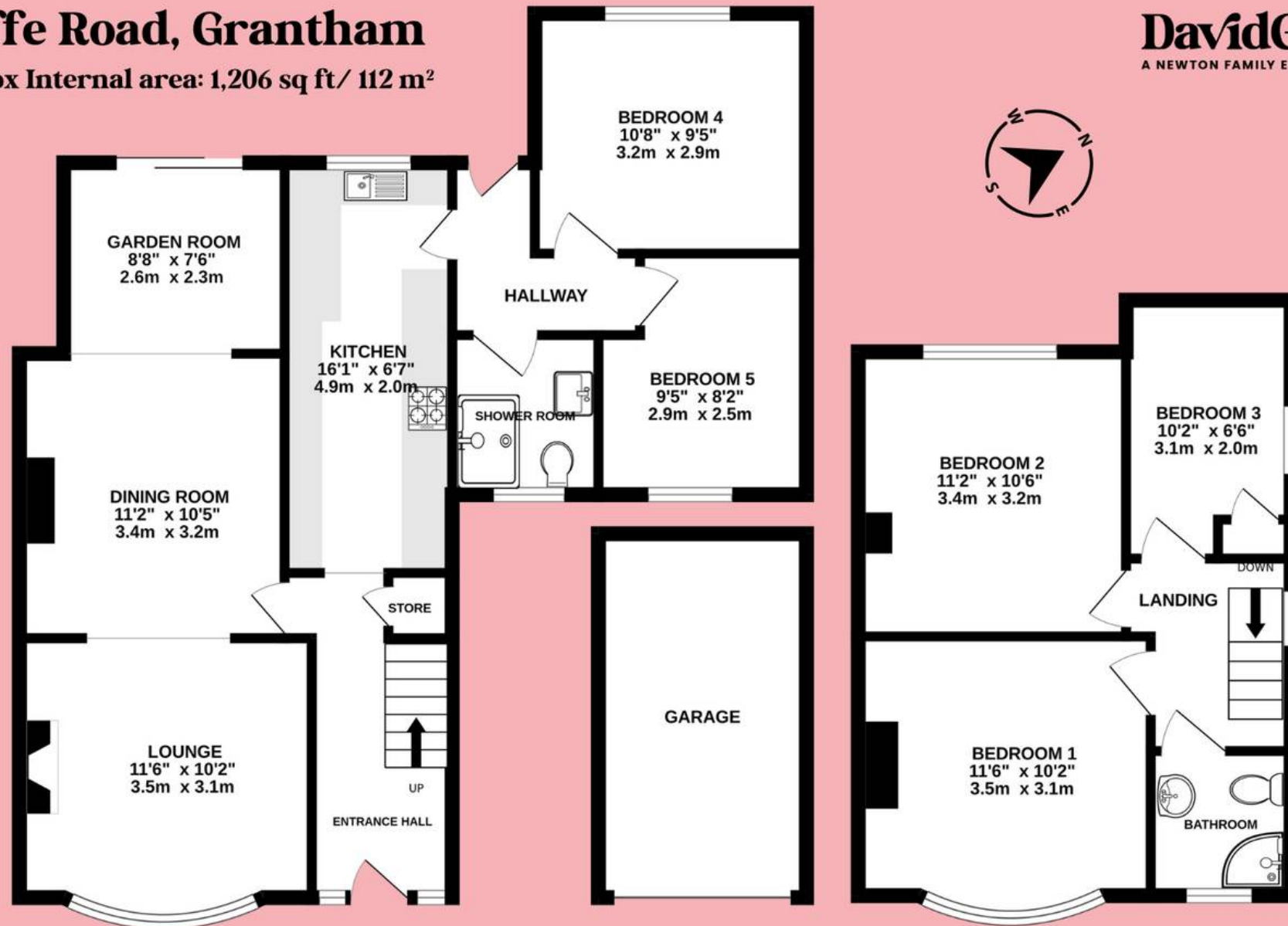




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Approx Internal area: 1,206 sq ft/ 112 m²

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This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, No details are guaranteed, they cannot be relied upon for any purpose and 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).



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