



High Street, Great Gonerby



- Mature Semi Detached House
- Three Good Sized Bedrooms
- Popular Location
- Bathroom/WC
- Some Scope For Improvement
- Good Sized Garden and Driveway
Parking
- Freehold
- EPC rating TBC



A surprisingly spacious mature semi detached house set well back from the road on the edge of this popular village. The property is offered for sale with no onward chain and should appeal to first time buyers, investors and downsizers alike. Entrance hall, two reception rooms, conservatory, kitchen/breakfast room, THREE BEDROOMS and a first floor bathroom/WC. Gas fired central heating and double glazing. Block paved driveway and generous sized gardens to both front and rear offer a good level of privacy. Some improvement required but an excellent opportunity to create a comfortable family home.

GREAT GONERBY

The village has a pub, convenience store, C of E Primary School and Post Office and is conveniently located for Grantham with its comprehensive amenities. Great Gonerby is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. The A1 is only a few minutes away and Grantham has a main line station offering easy access to London Kings Cross with a journey time from around 70 minutes. Grantham has excellent schooling at all levels and several supermarkets. There is also a regular bus service in the village.

ACCOMMODATION

ENTRANCE HALL

1.88m x 3.36m (6'2" x 11'0")

Upvc entrance door, radiator, return staircase off to first floor and understairs storage area with electric consumer unit.



KITCHEN/BREAKFAST ROOM

2.35m x 4.47m (7'8" x 14'8")

Aspects to rear and side and external upvc half glazed door. Existing range of base cupboards, work surfaces and wall cupboards, stainless steel sink and drainer, tiled splashbacks and tiled floor. Wall mounted gas fired boiler.

DINING ROOM

3.02m x 3.39m (9'11" x 11'1")

Bay window and window seat to front elevation, radiator, coving and glazed double doors to living room.

LIVING ROOM

3.35m x 4.41m (11'0" x 14'6")

Feature fireplace with coal effect fire, radiator, coving. sliding glazed doors to conservatory.

CONSERVATORY

2.85m x 3.01m (9'5" x 9'11")

Tiled floor. Polycarbonate roof.

LANDING

1.88m x 3.36m (6'2" x 11'0")

Window to front elevation, loft access and built in airing cupboard.

BEDROOM 1

3.37m x 3.4m (11'1" x 11'2")

Window to rear, radiator.

BEDROOM 2

3.04m x 3.4m (10'0" x 11'2")

Window to front elevation, radiator.

BEDROOM 3

2.45m x 3.38m (8'0" x 11'1")

Window to rear, radiator.



BATHROOM

1.86m x 1.98m (6'1" x 6'6")

White suite comprising jacuzzi bath, pedestal wash basin and low level WC. Chromed towel rail, tiling and window to side.

OUTSIDE

The house stands well back from the road and a block paved driveway leads through a 5 bar gate to provide ample secure parking and the possibility of erecting a garage, subject to obtaining any necessary consents. The rear garden is also of a good size and not overlooked. Paved patio, lawn and mature trees.

SERVICES

Mains electricity, water and drainage are connected. Gas fired central heating is installed. We have not tested the services or appliances and purchasers must rely on their own enquiries in this regard.

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.

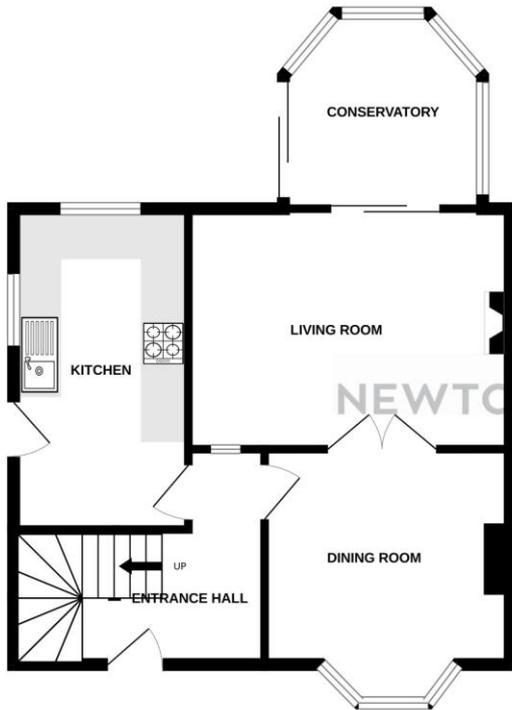
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services.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

