



71 Stephenson Avenue, Gonerby Hill Foot
£207,500

 **NEWTON FALLOWELL**

71 Stephenson Avenue

Gonerby Hill Foot, Grantham

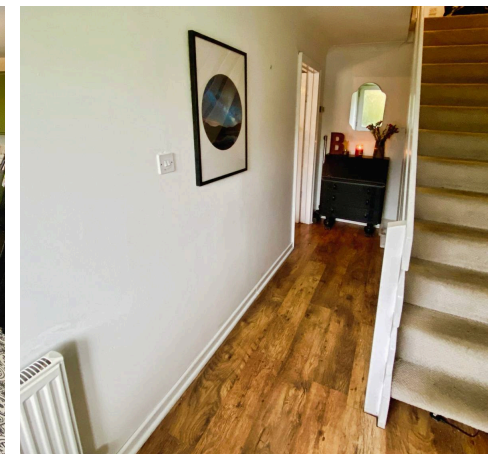
Modern semi-detached house with distant views, 3 bedrooms, lounge, kitchen/diner, private garden, parking, gas central heating, double glazing, near town, schools, dog walks. No onward chain.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Popular Gonerby Hill Foot Area
- Open Views to Rear
- Good Local Schools
- Well Proportioned Lounge
- Kitchen/Dining Room
- Three Bedrooms
- Shower Room/WC
- Gas Central Heating
- Driveway and South East Facing Gardens
- EPC Rating C





ENTRANCE HALL

6' 0" x 14' 5" (1.83m x 4.39m)

With uPVC half glazed entrance door with glazed side panel, laminate floor, coving, staircase off to the first floor accommodation, built-in cupboard and radiator.

LOUNGE

11' 3" x 11' 2" (3.43m x 3.41m)

With uPVC double glazed window to the front elevation, radiator, laminate floor and coving.

KITCHEN/DINING ROOM

8' 10" x 17' 8" (2.68m x 5.38m)

Having uPVC double glazed window to the rear elevation, uPVC double glazed French doors to the patio and fitted with a range of matching units comprising base cupboards with working surfaces over and wall cupboards, inset stainless steel one and a half bowl sink and drainer, integrated oven and hob with extractor over, wall mounted gas fired boiler, space and plumbing for washing machine.

LANDING

With loft hatch access and built-in airing cupboard.

BEDROOM 1

9' 7" x 11' 7" (2.93m x 3.52m)

With uPVC double glazed window to the rear aspect with distant views over the town and towards Belmont Tower on the far distance, radiator.

BEDROOM 2

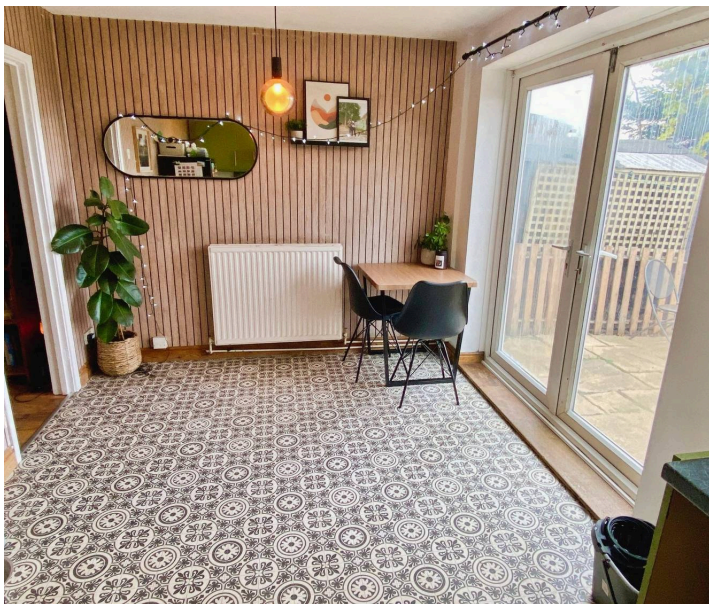
8' 9" x 11' 10" (2.67m x 3.61m)

With uPVC double glazed window to the front aspect and radiator.

BEDROOM 3

8' 8" x 8' 11" (2.63m x 2.73m)

With uPVC double glazed window to the front, built-in over stairs cupboard and radiator.





SHOWER ROOM/WC

6' 1" x 7' 9" (1.85m x 2.37m)

With uPVC obscure double glazed window to the rear aspect and having a walk-in shower, pedestal wash basin and low level WC.. cast radiator/heated towel rail, half tiling, coving.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

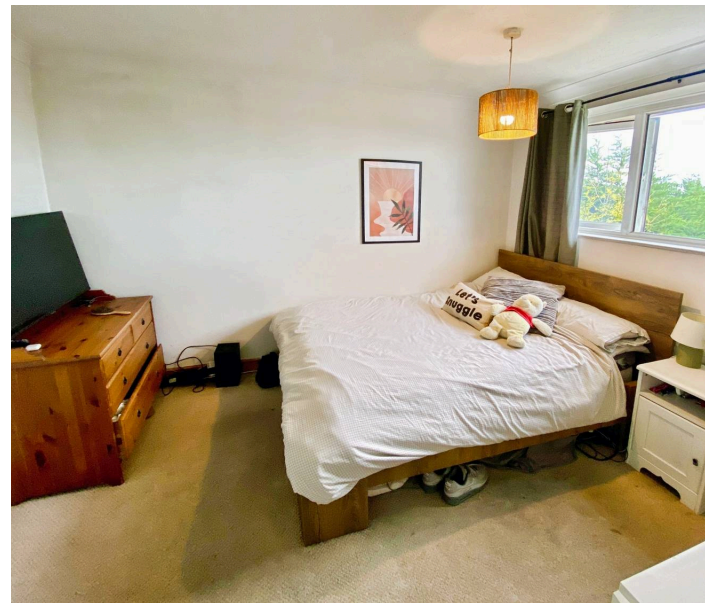
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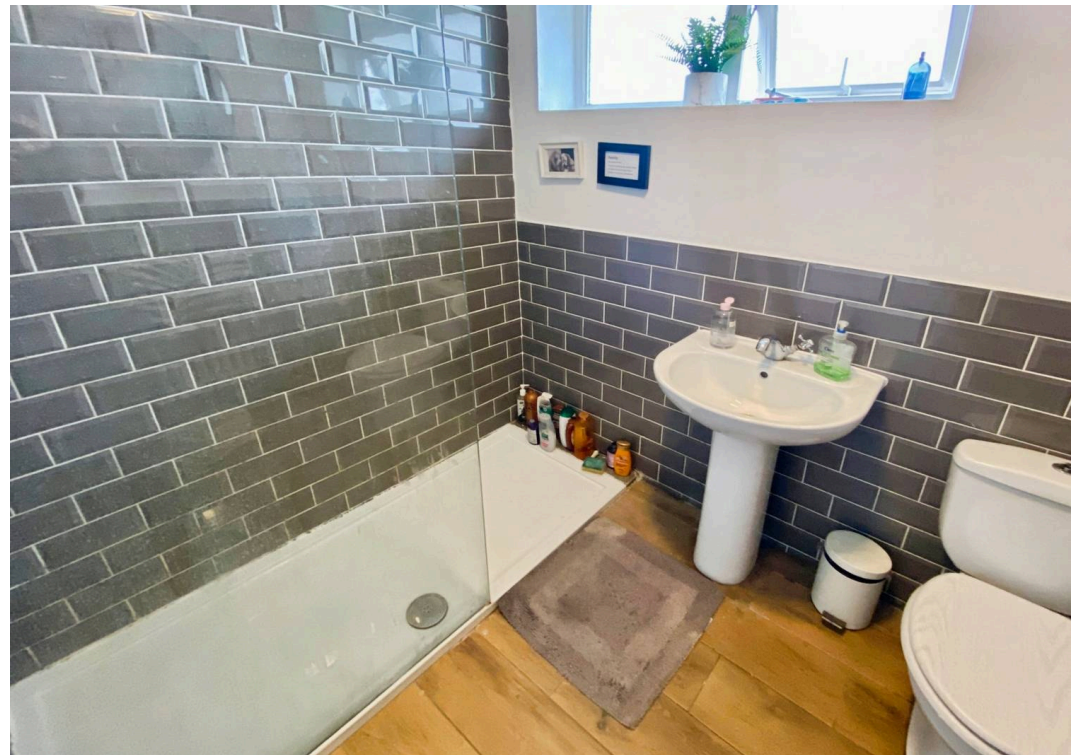
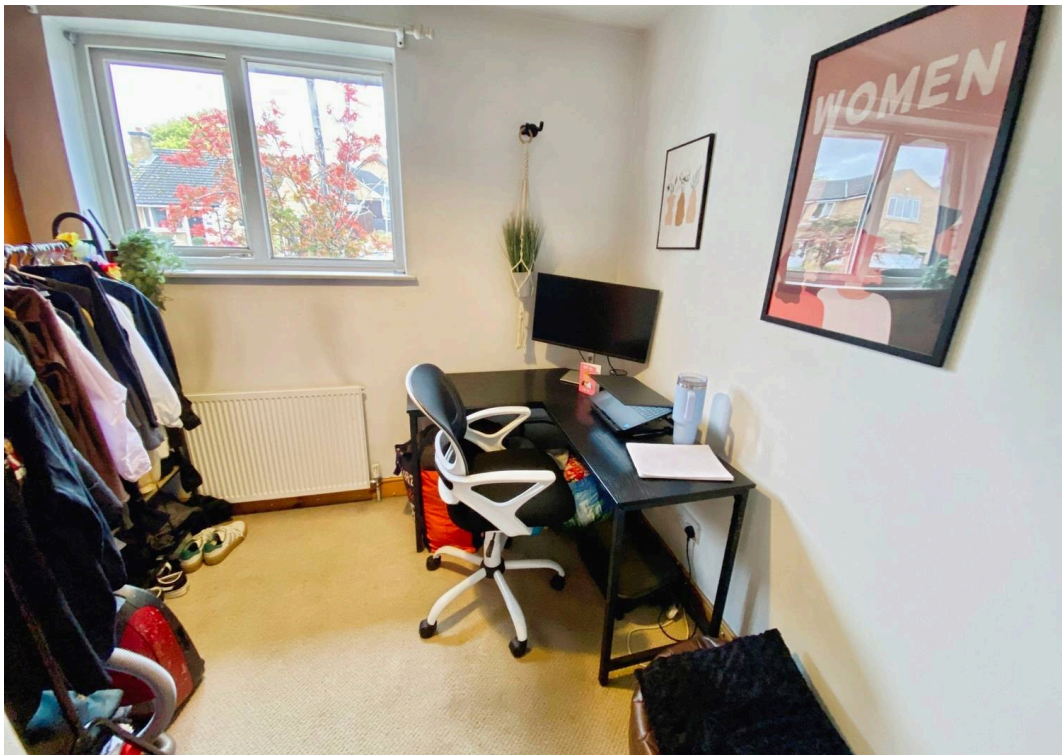
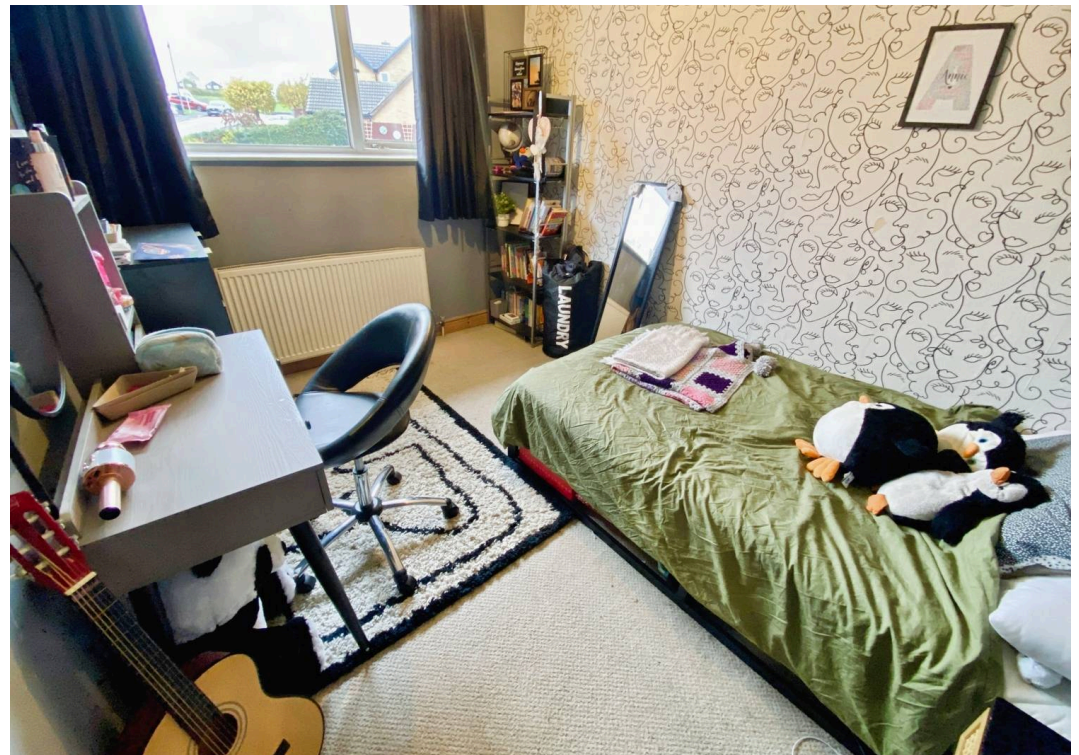
AGENTS NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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

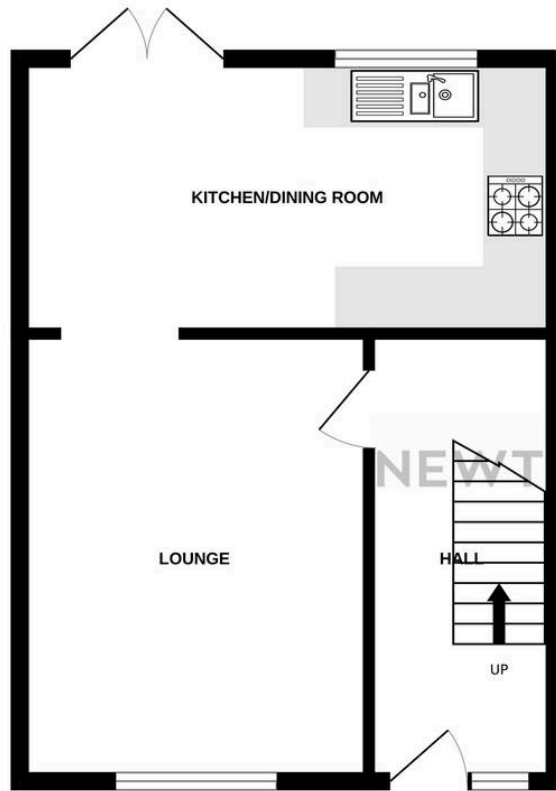
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will 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.



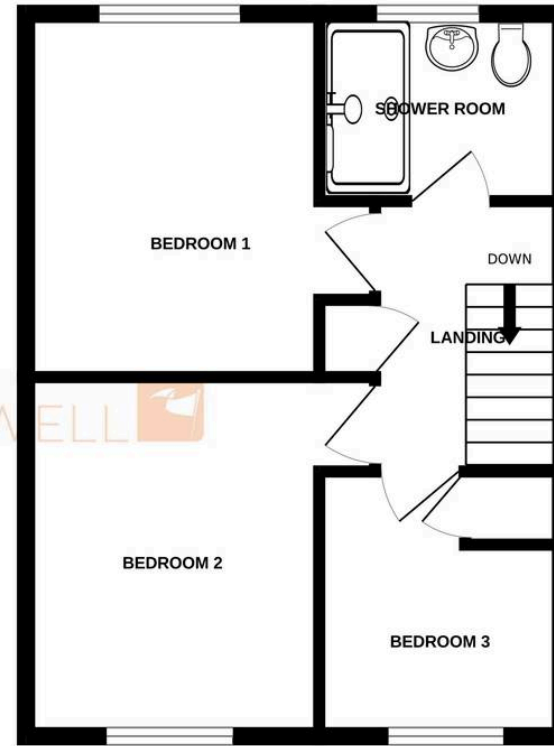




GROUND FLOOR



1ST FLOOR



NEWTONFALLOWELL



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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