



71 Stephenson Avenue,  
Gonerby Hill Foot, NG31 8QB



### Offers In The Region Of £214,500

- Popular Gonerby Hill Foot Area
- Three Bedrooms
- Open Views to Rear
- Well Presented Throughout
- Kitchen/Dining Room
- Shower Room
- Gas Central Heating
- Driveway & South East Facing Garden
- Good Local Schools
- No Onward Chain!
- Freehold - EPC: Rating to be assessed



Situated in an elevated position with distant views from the rear over the town and towards Belmont Tower this is an established modern semi detached house offering good access to town centre amenities, local schools and access to good local dog walks. The property offers well proportioned accommodation together with an off road parking space and private rear garden. A good sized entrance hall leads to a front lounge and a kitchen/dining room beyond overlooks the rear garden. The first floor comprises a landing with a main bedroom to the rear taking advantage of the excellent view, two further bedrooms and a shower room/WC. Gas fired central heating and UPVC double glazing are fitted. Offered for sale with vacant possession and NO ONWARD CHAIN.

## ACCOMMODATION

### ENTRANCE HALL

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

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

3.43m x 4.41m (11'4" x 14'6")

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



## KITCHEN/DINING ROOM

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

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.

## FIRST FLOOR LANDING

With loft hatch access and built-in airing cupboard.

## BEDROOM 1

2.93m x 3.52m (9'7" x 11'6")

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

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

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

## BEDROOM 3

2.63m x 2.73m (8'7" x 9'0")

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

## SHOWER ROOM/WC

1.85m x 2.37m (6'1" x 7'10")

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.

## OUTSIDE

The property stands behind a front garden laid to lawn with shrubs and driveway. There is gated side access to the south east facing rear garden which comprises a patio area and lawn. There is also an outside garden tap.

## SERVICES

Mains water, gas, electricity and drainage are connected.



## COUNCIL TAX

The property is in Council Tax Band B.

## DIRECTIONS

From High Street continue onto Watergate proceeding over the traffic lights onto North Parade and under the railway bridge onto Gonerby Hill Foot. Take the right turn onto Stephenson Avenue and follow the road, passing Malim Way on the left. As the road continues to rise, the property is along on the left-hand side.

## GONERBY HILL FOOT

The property is a short walk to Gonerby Hill Foot Church Of England Primary School, is within walking distance of Priory Ruskin Academy, The King's School (boys) and Kesteven & Grantham Girls' School and on the edge of Grantham town. It has a small convenience store which sells a little bit of most things, tennis club and gym with cafe and is on a bus route to town.

Grantham is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has a main line station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets and a Saturday street market.

## AGENT'S 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



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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Newton Fallowell  
68 High Street, Grantham, Lincs. NG31 6NR  
01476 591900  
grantham@newtonfallowell.co.uk