



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 D



A notably spacious and established semi-detached residence, attractively positioned well back from the road within the highly sought-after village of Great Gonerby.

Great Gonerby lies approximately two miles north-west of Grantham, occupying an elevated hilltop setting and offering excellent access to the A1 for both north and southbound travel. The village provides a range of everyday amenities including a convenience store, Post Office with newsagents, St Sebastian's Church, and St Sebastian's C of E Primary School. The well-used Memorial Hall serves as a hub for community life, hosting a variety of activities and groups including a preschool, Women's Institute, Slimming World and Brownies. Regular bus services connect the village to Grantham and Newark-on-Trent.

Offered to the market with no onward chain, the property presents a compelling opportunity for a range of purchasers, including first-time buyers, investors, and those seeking to downsize. The well-proportioned accommodation comprises an inviting entrance hall, two elegant reception rooms, a light-filled conservatory, and a generous kitchen/breakfast room.

To the first floor are three well-sized bedrooms, served by a family bathroom.

The property further benefits from gas-fired central heating and double glazing throughout. Externally, a block-paved driveway provides ample off-road parking, while the substantial front and rear gardens offer a high degree of privacy and excellent potential for landscaping.

Whilst some modernisation is required, this is a rare opportunity to acquire a home of genuine potential, ideal for creating a stylish and comfortable family residence in a desirable village setting!



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

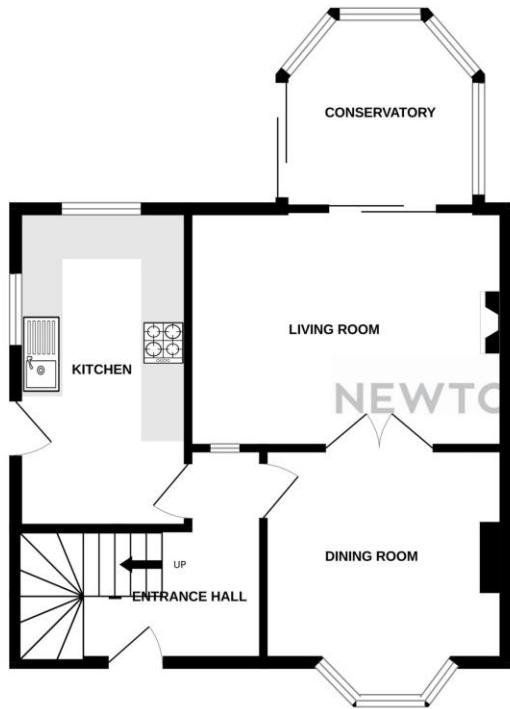
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will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

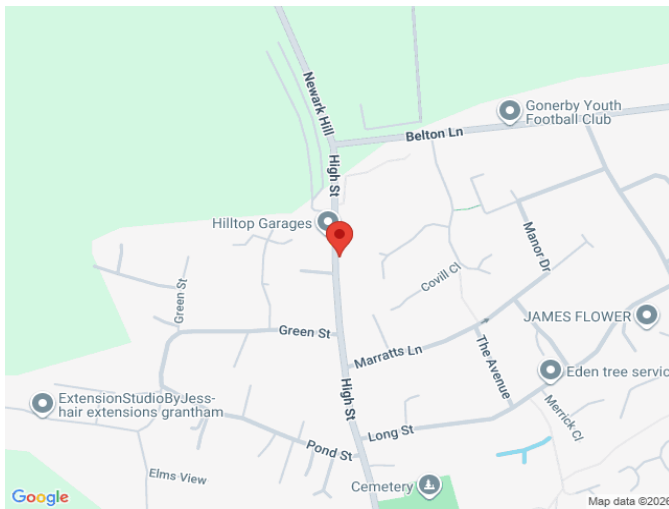
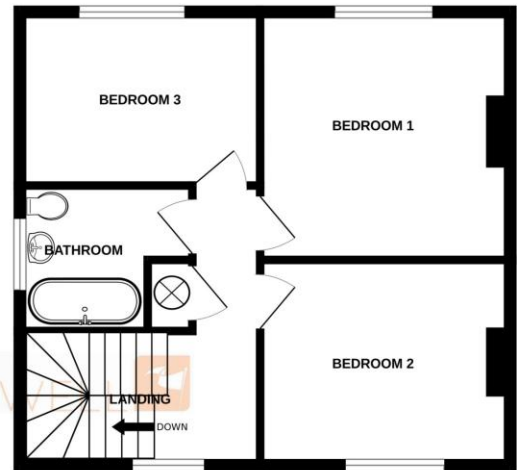


Floorplan

GROUND FLOOR



1ST FLOOR



Newton Fallowell

01476 591900
grantham@newtonfallowell.co.uk