



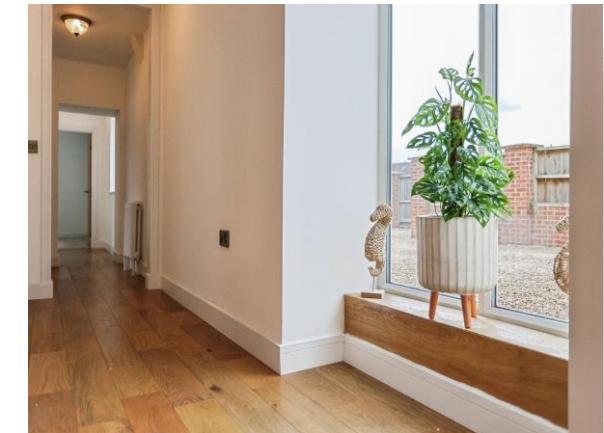
The Old Byre, Pond Street, Great Gonerby, Grantham NG31 8LJ



welcome to

The Old Byre, Pond Street, Great Gonerby, Grantham

GUIDE PRICE £650,000 - £675,000 - Stunning barn conversion with original beams and open plan living. Large bespoke property with a driveway and carport. High specifications throughout and benefitting from spacious accommodation over two floors which include four double bedrooms and two en-suite's



Entrance/Reception

Front door leads to a large entrance hall/reception room with wood staircase off, doors to the kitchen/dining/living area, inner hallway, and utility.

Downstairs Cloakroom

Comprising of a vanity sink unit, low level WC, radiator and tiling to both the walls and the floor.

Open Plan Kitchen/Dining Area

41' 7" x 16' 3" (12.67m x 4.95m)

Stunning bespoke kitchen having grey units with granite worktops over, inset sink with mixer tap. Built-in double electric oven, hob, with extractor hood above. Integrated dishwasher and fridge freezer. Breakfast island in the centre with plenty of cupboard space. Wood flooring, two radiators, original beamed ceiling, large window and windows to the side aspect. There is a door to the rear garden plus bi-fold doors to the side aspect leading out onto the patio area.

Utility Room

With a window to the side aspect, base units, stainless steel sink with drainer and mixer tap, and space for appliances.

Bedroom Three

14' 2" x 11' 5" (4.32m x 3.48m)

Double downstairs bedroom with a window to the rear aspect, carpet and radiator.

Bedroom Four

14' 5" x 11' 7" (4.39m x 3.53m)

Another double downstairs bedroom with a window to the side aspect, storage cupboard, walk-in wardrobe, carpet and radiator.

Downstairs Family Bathroom

10' 3" x 6' 5" (3.12m x 1.96m)

With a window to the rear aspect and comprising of a bath with shower attachment over, shower enclosure, vanity sink unit, low level WC, heated towel rail, tiling to the walls and wood flooring.

Mezzanine Landing

Light and airy open landing having a window, wood flooring, radiator and doors leading into two double bedrooms.

Bedroom One

13' 8" x 11' 8" (4.17m x 3.56m)

Lovely dual aspect room with windows to both the rear and the side aspects, radiator, beams to the ceiling, carpet and door leading into the en-suite.

En-Suite Shower Room

With a window to the front aspect and comprising of a double shower enclosure, vanity sink unit, low level WC, heated towel rail, wood flooring and partial tiling to the walls.

Bedroom Two

15' 9" x 10' 4" (4.80m x 3.15m)

With a window to the front aspect, wood beam, carpet, radiator and door into the en-suite.

En-Suite Shower Room 2

With a window to the front aspect, double shower enclosure, vanity sink unit, low level WC, heated towel rail, wood flooring and partial tiling to the floor.

General Description Outside

Gated access, gravel driveway with plenty of off-road parking and double carport.

The rear garden features a tiled patio tiled area perfect for outside dining and entertaining and turfed lawn.

Agents Note:

A double carport will be constructed before completion of the property, please ask in Branch as negotiations can be arranged with the specification and design.

Please note the carport picture supplied is a guide only.



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welcome to

The Old Byre Pond Street, Great Gonerby Grantham

- Stunning Barn Conversion
- Spacious Accommodation
- Original Beamed Ceilings
- High Specifications Throughout
- Four Double Bedrooms and Two En-Suites

Tenure: Freehold EPC Rating: Exempt

guide price

£650,000 - £675,000



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