

Connells

Easthorpe Road
Great Gonerby Grantham

Easthorpe Road
Great Gonerby Grantham NG31 8LZ

for sale offers in excess of
£200,000







Property Description

Attention first time buyers! This two bedroom semi detached property position on a sought after modern estate in Great Gonerby is not one you want to miss. Boasting tremendous space inside this is the perfect starter home for a couple or even small family! Call to view now.

Situated in Great Gonerby just to the north of Grantham. This village boasts a shop, pub, school and within close proximity to all the shops and amenities that Grantham has to offer.

Internally the property has been well maintained and kept in good condition. Boasting a kitchen/diner and living room with downstairs toilet. Upstairs there are two double bedrooms and a family bathroom. Externally we have a generously spaced driveway with a lawned rear garden.

Lounge

15' 7" x 13' 2" (4.75m x 4.01m)

Generous living area access to kitchen/diner

Kitchen/Diner

12' 1" x 8' 3" (3.68m x 2.51m)

Generous kitchen/diner with brilliant applicanse space and enough space for dining area with access to rear garden.

Downstairs Toilet

Master Bedroom

13' 2" x 11' 1" (4.01m x 3.38m)

Double bedroom fully carpeted.

Bedroom 2

13' 2" x 9' 6" (4.01m x 2.90m)

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Agent Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'





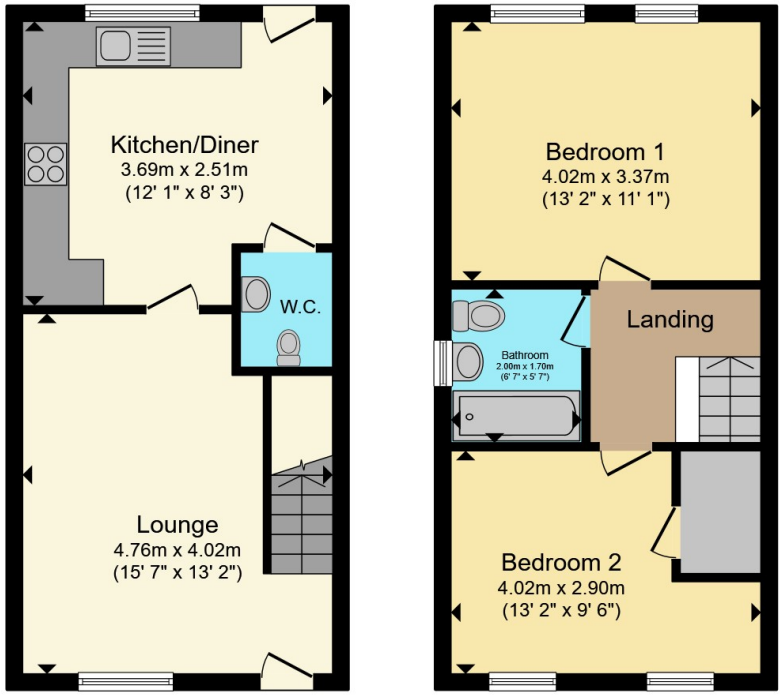












Ground Floor **First Floor**

Total floor area 68.1 m² (733 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
GRANTHAM NG31 6PR

EPC Rating: B

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/GRM309727

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.