



Cliffe Road, Gonerby Hill Foot, Grantham NG31 8HW



welcome to

Cliffe Road, Gonerby Hill Foot, Grantham

Fabulous EXTENDED family home in a great location, offering spacious accommodation and beautifully presented throughout. Benefitting from four bedrooms, downstairs shower room, driveway for several vehicles and lovely garden to the rear. Call us to view on 01476 566363



Entrance Hallway

Entering the property to the front through a part glazed door into the entrance hall with a storage cupboard, tiled flooring, radiator, staircase to the first floor landing and access into the lounge diner, kitchen and shower room.

Lounge Diner

26' 7" into Bay x 12' (8.10m into Bay x 3.66m)
Super bright and airy room with a bay window to the front aspect, open fireplace with an oak mantle, tile hearth and bog burning stove, wood effect flooring, full length radiator and bi-fold doors leading out to the rear garden.

Kitchen

14' 7" x 8' (4.45m x 2.44m)
Dual aspect room with windows to the rear and side aspects and having a range of wood effect units to both the floor and eye level with dark marble effect worktops over, black sink, drainer and mixer tap. Integrated oven, hob with extractor hood above, space for appliances, tiled floor, spotlights and coving to the ceiling and door leading out to the side aspect.

Downstairs Shower Room

With a window to the rear aspect and comprising of a corner shower enclosure, wash hand basin, low level WC, tiling to both the walls and floor, radiator and spotlights to the ceiling.

First Floor Landing

With carpet, hatch access to the loft and door access into the bedrooms and family bathroom.

Bedroom One

13' 6" Into Bay x 10' 4" (4.11m Into Bay x 3.15m)
With a bay window to the front aspect, carpet, coving to the ceiling and a radiator.

Bedroom Two

11' 6" x 10' 4" (3.51m x 3.15m)
With a window to the rear aspect, carpet, coving to the ceiling and a radiator.

Bedroom Three

14' 7" x 8' 4" (4.45m x 2.54m)
With a window to the side aspect, carpet, coving to the ceiling and a radiator.

Bedroom Four

9' 1" x 8' (2.77m x 2.44m)
With a window to the front aspect, built in storage, carpet, coving to the ceiling and a radiator.

Family Bathroom

7' 5" x 5' 3" (2.26m x 1.60m)
With a window to the rear aspect and comprising of a P-shaped bath with shower over, pedestal wash hand basin, low level WC, partial tiling to the walls, wood effect flooring, coving to the ceiling and a radiator.

General Description Outside

Approaching the property to the front with a driveway for multiple vehicles, hedging to both sides, gated access through to the garage and rear garden. Steps leading upto the front door and open porch entrance.

The rear garden is of a good size, mainly laid to lawn, paved patio area, perfect for outside dining and entertaining, steps leading up through the garden to a further seating area. The garden also benefits from a variety of shrubs and plants, two sheds a summerhouse and enclosed by fencing.



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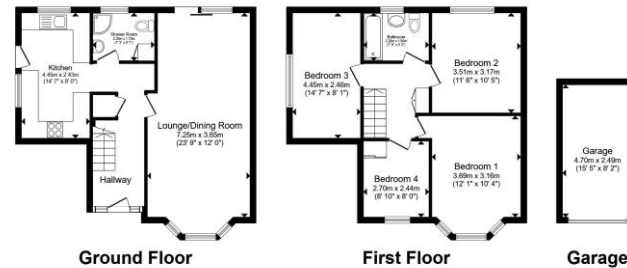
welcome to

Cliffe Road, Gonerby Hill Foot Grantham

- Extended Family House
- Beautifully Presented Throughout
- Downstairs Shower Room & Family Bathroom
- Four Bedrooms
- Driveway, Garage and Gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: D



£290,000

Total floor area 116.6 m² (1,255 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

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Please note the marker reflects the
postcode not the actual property



Property Ref:
GST114199 - 0002

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