



**Connells**

Bramblewood Close  
Gonerby Hill Foot Grantham



# Bramblewood Close Gonerby Hill Foot Grantham NG31 8QH

for sale  
**£175,000**



## Property Description

Connells are delighted to bring to the market this well-proportioned three bedroom family home offering comfortable living space arranged over two floors, ideal for families, first-time buyers or those looking to upsize.

The ground floor comprises of entrance hall with access to a lounge, providing a bright and versatile living area. To the rear, the dining room offers space for family meals and entertaining and leads through to a kitchen.

Upstairs, the first floor features three bedrooms and a shower room, complemented by a central landing providing access to all rooms.

Externally, To the front of the property there is a driveway providing off road parking, leading up to an integral garage with up and over door. To the rear there is an enclosed garden mainly laid to lawn with a patio area.

Early viewing is highly recommended.

## Entrance Hall

With stairs leading to the first floor and a door leading to the lounge.

## Lounge

With a window to the front, radiator, carpet,

opening leading to the dining room.

## Dining Room

With a window to the rear, door leading to the rear garden, opening leading to the kitchen.

## Kitchen

With a window to the rear, range of wall and base units, rolled edge worktops, stainless steel sink, space and plumbing for washing machine, space for free standing appliances.

## First Floor

## Landing

With doors leading to the three bedrooms, shower room and the airing cupboard.

## Bedroom One

With a window to the rear, carpet, radiator.

## Bedroom Two

With a skylight window, carpet.

## Bedroom Three

With a window to the rear, carpet, radiator.

## Shower Room

With a skylight window, W.C, wash hand basin with vanity units, shower cubicle.

## Agent Note

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



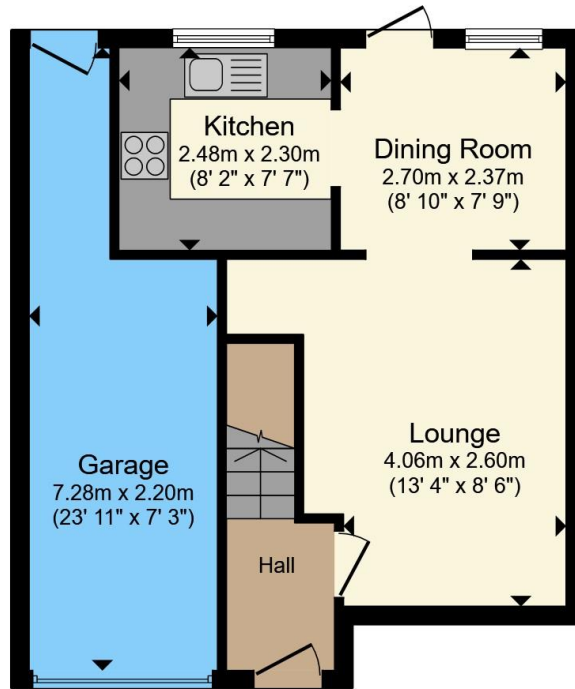




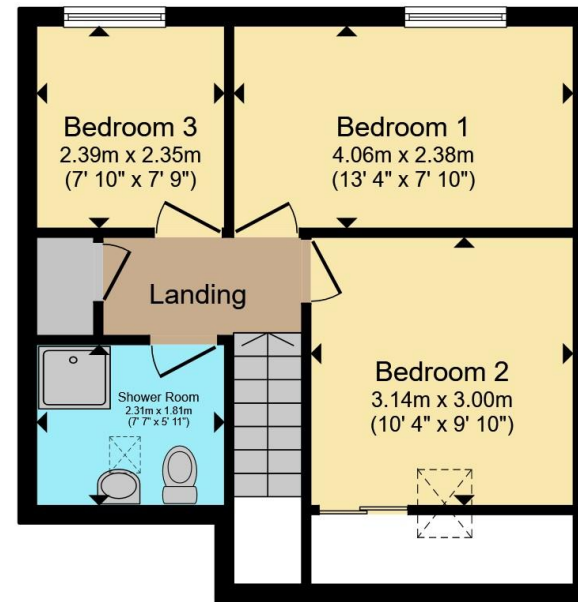








**Ground Floor**



**First Floor**

Total floor area 79.9 m<sup>2</sup> (860 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](http://www.propertybox.io)

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EPC Rating: Council Tax  
Awaited Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309434](http://connells.co.uk/Property/GRM309434)**



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