



Connells

Hollywood Close
Gonerby Hill Foot Grantham

Hollywood Close Gonerby Hill Foot Grantham NG31 8GR

for sale offers in excess of
£400,000



Property Description

Connells are pleased to bring to the market this four bedroom optional five bedroom/study to the market.

Located in a popular area, this impressive detached home offers generous living accommodation across two well-planned floors, perfect for families seeking space, flexibility, and comfort.

The ground floor welcomes you with an inviting porch leading into a central hall. To the left, a bright lounge opens into the conservatory, ideal for relaxing or entertaining while enjoying garden views. The modern kitchen/breakfast room sits at the heart of the home, complete with adjoining utility room and convenient internal access to the double garage. A separate dining room, while a ground-floor WC completes the layout.

Upstairs, the first floor offers four well-proportioned bedrooms. The master bedroom features its own en-suite, while the remaining bedrooms are served by the family bathroom. A study provides the perfect work-from-home option completes the first floor.

Externally, to the front of the property there is a driveway leading to the double garage. To the rear there is a west facing enclosed garden, offering peace, privacy, mainly laid to lawn with established shrubs and plants. This garden also benefits from a large patio area.

Viewings is highly recommended to fully

appreciate this stunning home! Call Connells today 01476590050

**** Being sold with no onward chain ****

Ground Floor

Entrance Porch

With windows to the front and side, carpet and a radiator.

Entrance Hall

With doors leading to the dining room, kitchen/ breakfast room, downstairs w.c, lounge, carpet, radiator and stairs leading to the first floor.

Downstairs W.C

5' 2" x 3' 9" (1.57m x 1.14m)

With a w.c, wash hand basin, radiator and lino flooring,

Lounge

20' 8" x 11' 8" (6.30m x 3.56m)

With a double glazed bay window to the front and a double glazed window to the side, carpet, two radiators, gas fire and patio doors leading to the conservatory.

Dining Room

11' 3" x 10' 5" (3.43m x 3.17m)

With a double glazed window to the front, doors leading to the kitchen and entrance hall. Carpet and a radiator.

Kitchen / Breakfast Room

13' 2" x 8' 10" (4.01m x 2.69m)

With two double glazed windows to the rear, lino flooring, radiator, range of wall and base units. Doors leading to the entrance hall, dining room and the utility room.

Utility Room

8' 10" x 6' 4" (2.69m x 1.93m)

With a double glazed window to the rear, lino flooring, sink, radiator, space for washing machine, door leading in to the garage.

Conservatory

10' 3" x 10' (3.12m x 3.05m)

With windows to all sides, tiled flooring, radiator, door leading to the rear garden.

First Floor

Landing

With doors leading to five bedrooms and the family bathroom, carpet, radiator, loft access.

Bedroom One

16' 7" x 11' 7" (5.05m x 3.53m)

Double bedroom, double glazed window to the front, carpet, radiator, fitted storage, door leading to the en-suite.

En-Suite

9' 1" x 7' 6" (2.77m x 2.29m)

With a double glazed window to the front, corner bath, wash hand basin with vanity unit,

w.c, lino flooring and a radiator.

Bedroom Two

11' 10" x 9' 10" (3.61m x 3.00m)

Double bedroom, double glazed window to the front, carpet, fitted cupboards.

Bedroom Three

10' x 8' 10" (3.05m x 2.69m)

Double bedroom, double glazed window to the rear, radiator, carpet, fitted storage.

Bedroom Four

8' 10" x 7' 5" (2.69m x 2.26m)

Single bedroom, double glazed window to the rear, radiator, carpet.

Bedroom Five / Study

6' 7" x 6' (2.01m x 1.83m)

With double glazed window to the rear, carpet, radiator.

Bathroom

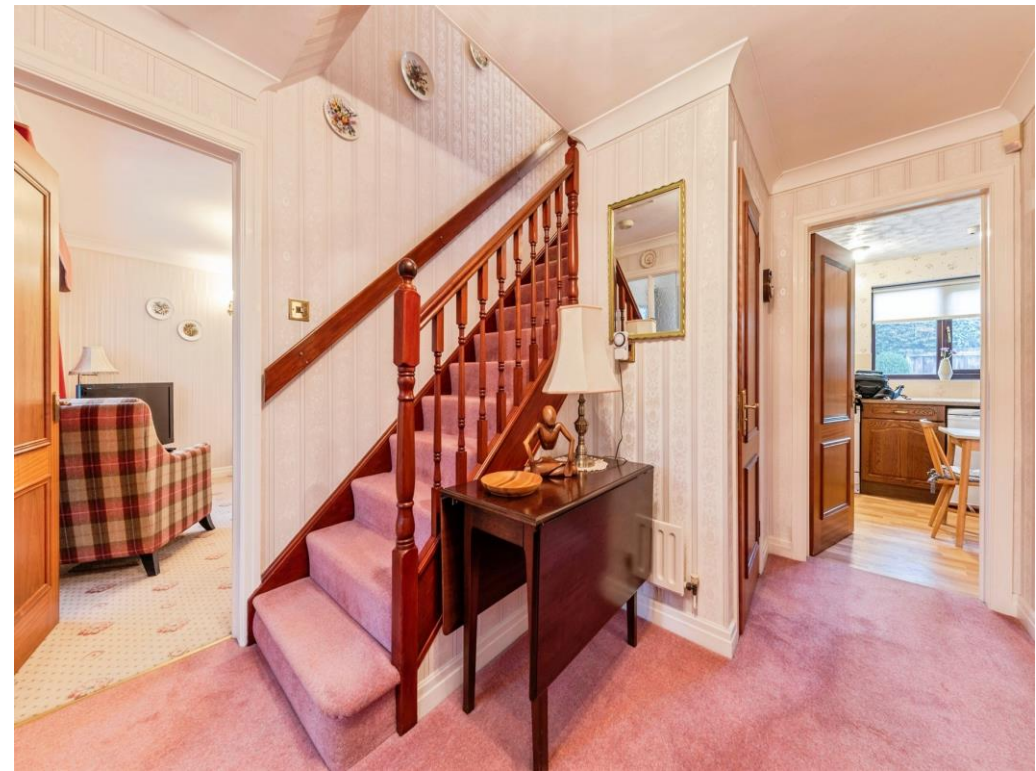
6' 11" x 5' 6" (2.11m x 1.68m)

With double glazed window to the rear, lino flooring, w.c, wash hand basin. bath with shower over.

Outside

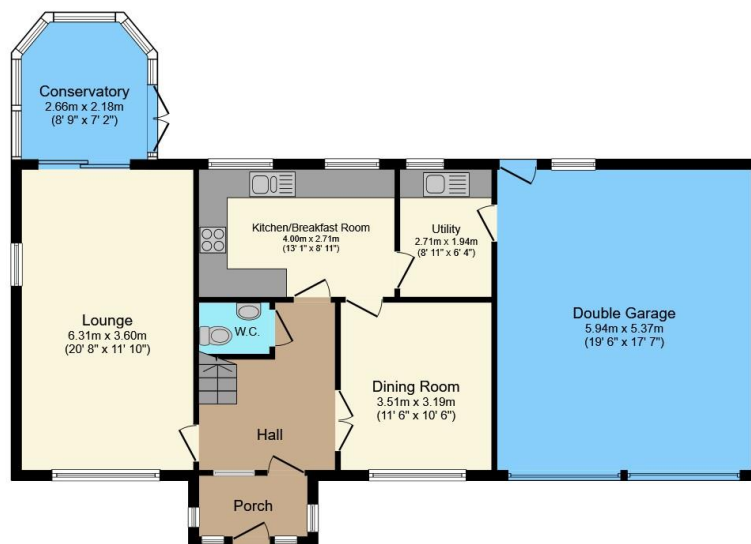
Double Garage

With a window to the rear, door leading to the rear garden, one electric and one up and over door to the front.

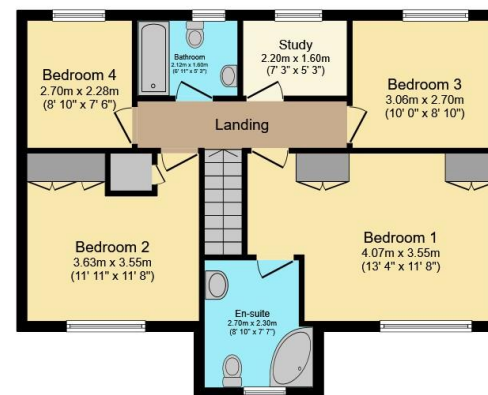








Ground Floor



First Floor

Total floor area 174.8 m² (1,882 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

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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309282



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