



49 High Street, Great Gonerby
£240,000

 **NEWTON FALLOWELL**

49 High Street

Great Gonerby, Grantham

Spacious 3-bed semi in sought-after Great Gonerby. Two receptions, conservatory, large gardens, ample parking. No chain. Close to amenities, A1, and bus links. Some modernisation needed.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Mature Semi Detached House
- Three Good Sized Bedrooms
- Popular Location
- Bathroom/WC
- Some Scope For Improvement
- Good Sized Garden and Driveway Parking
- Kitchen/Breakfast Room
- Vacant Possession and No Chain
- Two Reception Rooms and Conservatory
- EPC Rating D





BEDROOM 3

8' 0" x 11' 1" (2.45m x 3.38m)

Window to rear, radiator.

BATHROOM

6' 1" x 6' 6" (1.86m x 1.98m)

White suite comprising jacuzzi bath, pedestal wash basin and low level WC. Chromed towel rail, tiling and window to side.

SERVICES

Mains electricity, water and drainage are connected. Gas fired central heating is installed. We have not tested the services or appliances and purchasers must rely on their own enquiries in this regard.

AGENTS NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services. For more information please call in the office or telephone 01476 591900.





ENTRANCE HALL

6' 2" x 11' 0" (1.88m x 3.36m)

Upvc entrance door, radiator, return staircase off to first floor and understairs storage area with electric consumer unit.

KITCHEN/BREAKFAST ROOM

7' 9" x 14' 8" (2.35m x 4.47m)

Aspects to rear and side and external upvc half glazed door. Existing range of base cupboards, work surfaces and wall cupboards, stainless steel sink and drainer, tiled splashbacks and tiled floor. Wall mounted gas fired boiler.

DINING ROOM

9' 11" x 11' 1" (3.02m x 3.39m)

Bay window and window seat to front elevation, radiator, coving and glazed double doors to living room.

LIVING ROOM

11' 0" x 14' 6" (3.35m x 4.41m)

Feature fireplace with coal effect fire, radiator, coving, sliding glazed doors to conservatory.

CONSERVATORY

9' 4" x 9' 11" (2.85m x 3.01m)

Tiled floor. Polycarbonate roof.

LANDING

6' 2" x 11' 0" (1.88m x 3.36m)

Window to front elevation, loft access and built in airing cupboard.

BEDROOM 1

11' 1" x 11' 2" (3.37m x 3.40m)

Window to rear, radiator.

BEDROOM 2

10' 0" x 11' 2" (3.04m x 3.40m)

Window to front elevation, radiator.

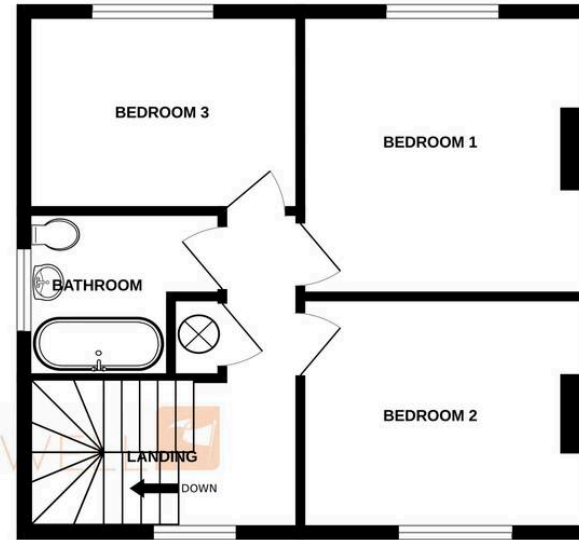




GROUND FLOOR



1ST FLOOR



NEWTONFALLOWELL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell Grantham

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