



**Grampian Way, Gonerby Hill Foot, Grantham NG31 8FY**



**welcome to**

**Grampian Way, Gonerby Hill Foot, Grantham**

Five bedrooms, detached family house, open field views, great location ! Beautifully presented throughout offering spacious versatile accommodation over two floors. Driveway with double garage. Call us to view on 01476 566363.



### **Entrance**

Entering the property through a part glazed door into the large inviting entrance hall having carpet, radiator and access into the lounge, dining room, study, kitchen and downstairs cloakroom. Staircase rising to the first floor landing.

### **Downstairs Cloakroom**

Comprising of a wash hand basin, low level WC and tiling to the floor.

### **Study/Snug**

8' 6" x 7' 8" ( 2.59m x 2.34m )

Versatile room which features a bay window to the rear aspect, carpet and a radiator.

### **Lounge**

11' 10" x 17' 1" ( 3.61m x 5.21m )

With a large bay window to the front aspect, feature fireplace with surround and inset gas fire, carpet, radiator and double doors through to the dining room.

### **Dining Room**

11' 11" x 9' 8" ( 3.63m x 2.95m )

With double doors leading out to the garden, carpet and a radiator.

### **Kitchen**

16' 5" x 8' 9" ( 5.00m x 2.67m )

With a window to the rear aspect and having a range of a range of wood unit to both the floor and eye level with worktops over, grey sink, drainer, mixer tap and tiling to the walls. Integrated electric oven, gas hob with extractor hood above and space for a dishwasher. Tiles to the floor, radiator and access into the utility room.

### **Utility Room**

With a range of wood units with worktops over, space for a fridge freezer and washing machine. Tiling to the walls and floor and cupboard housing the boiler.

### **First Floor Landing**

With carpet, two storage cupboards, hatch access to the loft, staircase to the second floor and access into the bedrooms and family bathroom.

### **Principle Bedroom**

12' 4" To Wardrobes x 12' 6" ( 3.76m To Wardrobes x 3.81m )

With a window to the front aspect, radiator, carpet, built-in wardrobes and door leading into the en-suite.

### **En-Suite Shower Room**

Comprising of a shower cubicle, wash hand basin, low level WC, radiator and tiling to both the walls and floor.

### **Bedroom Two**

15' 4" x 11' 3" Max ( 4.67m x 3.43m Max )

With a window to the rear aspect, carpet, radiator and built-in wardrobes.

### **Bedroom Three**

11' 4" x 9' 10" To Wardrobes ( 3.45m x 3.00m To Wardrobes )

With a window to the rear aspect, carpet, radiator and built-in wardrobes.

### **Bedroom Four**

11' 11" Widest Point x 8' 10" ( 3.63m Widest Point x 2.69m )

With a window to the front aspect, carpet and a radiator.

### **Bedroom Five**

13' 4" x 8' 2" ( 4.06m x 2.49m )

With a window to the front aspect, carpet, radiator and built-in wardrobes.

### **Family Bathroom**

8' 7" x 7' 5" ( 2.62m x 2.26m )

With a window to the rear aspect and comprising of a bath with shower over, wash hand basin, low level WC, radiator and tiling to both the walls and floor.

### **General Description Outside**

Outside the front of the property there is a large driveway leading to a double garage, lawn and hedging to the front and side, steps leading up to the front door. Gated access through to the rear. The rear garden is mainly laid to lawn with a lovely patio area, perfect for outside dining and entertaining, shrubs and enclosed by fencing. Open field views.

Double Garage - With two up and over doors, power and lighting.



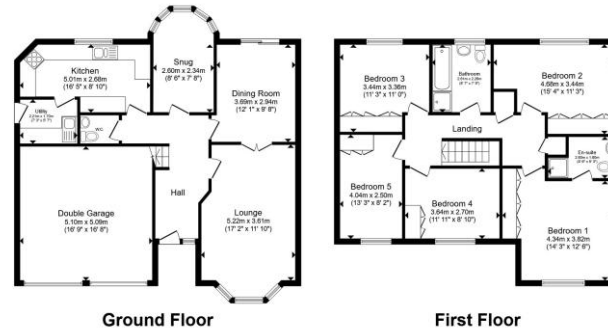
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welcome to  
**Grampian Way, Gonerby Hill Foot  
 Grantham**

- Detached Family House
- Three Reception Rooms
- Kitchen and Utility
- Five Bedrooms
- Double Garage, Driveway and Gardens

Tenure: Freehold EPC Rating: C  
 Council Tax Band: E



Total floor area 181.0 m<sup>2</sup> (1,948 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



**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
 GST114354 - 0006

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william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
 NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)