

Grampian Way, Gonerby Hill Foot, Grantham NG31 8FY

william h brown

welcome to

Grampian Way, Gonerby Hill Foot, Grantham

Five-bedroom detached family home in a sought-after location with open field views. Beautifully presented throughout, offering spacious and versatile accommodation across two floors, plus a driveway and double garage. An ideal family home. Call 01476 566363 to arrange a viewing.













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.

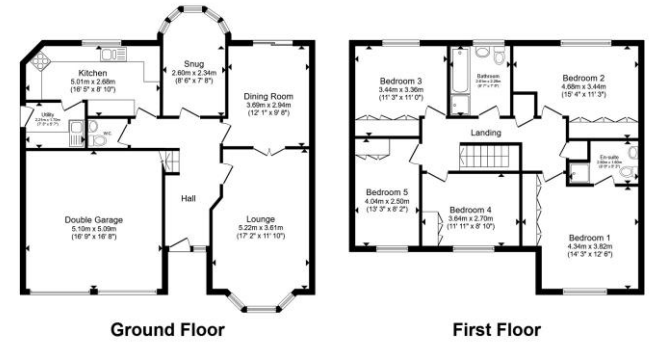
Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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

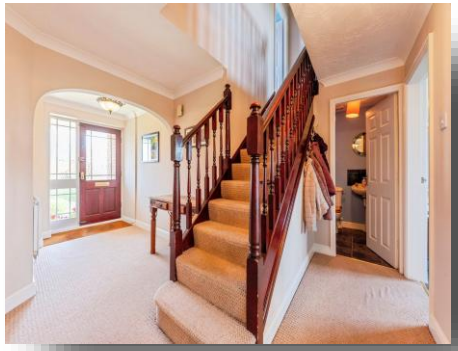


Total floor area 181.0 m² (1,948 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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

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£440,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST114354 - 0009

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