



**Connells**

Easthorpe Road  
Great Gonerby Grantham



# Easthorpe Road Great Gonerby Grantham NG31 8LZ

for sale offers in excess of  
**£85,500**



## Property Description

**\*\*45% Shared Ownership - £85,500\*\***

Connells are delighted to present this modern two bedroom semi-detached home located on Easthorpe Road in Great Gonerby.

Built in 2021 this modern and well presented two bedroom semi-detached house constructed to modern standards with a focus on energy efficiency consists of a generous size lounge with understairs cupboard, kitchen/ dinner offering ample room for both cooking and dining, toilet/ cloakroom and rear door to the garden which is of a good size and with an extended patio perfect for entertaining. Upstairs you have two double bedrooms with a cupboard in the front facing bedroom and a three piece family bathroom which has been refurbished by the current owners to accommodate a busy working young family with easy to maintain and modern bathroom wall panels. You also benefit from having great countryside views towards Bellmount Tower from the rear bedroom.

To the side you have a driveway for two vehicles with a EV charger point and further parking for guests at the front of the property.

Perfectly situated in the sought after village location of Great Gonerby with local amenities and perfect commuting links via the A1 and the A52 and a short distance to Grantham Town Centre and Train Station.

## Ground Floor

### Lounge

With the front leading in to the lounge, window to the front, stairs leading to the first floor, understairs cupboard.

### Kitchen

With a window to the rear, door leading to the rear garden, integrated oven with hob, extractor fan above, space and plumbing for a washing machine. range of wall and base units.

### Downstairs W.C

With a wash hand basin and W.C.

## First Floor

### Landing

With doors leading to two bedrooms and the bathroom. Carpet to the flooring.

### Bedroom One

Double bedroom, two windows to the rear, carpet and radiator.

### Bedroom Two

Double bedroom, two windows to front, inbuilt cupboard, carpet and a radiator.

## Bathroom

With a window to the side, mermaid boards to the wall, WC, wash hand basin, bath with shower over and a extractor fan.

## Ground Floor

### Agent 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

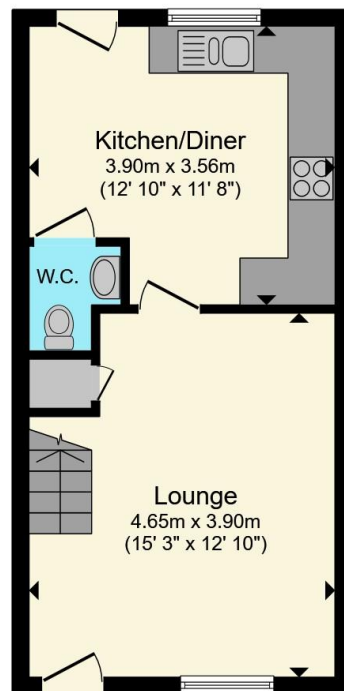




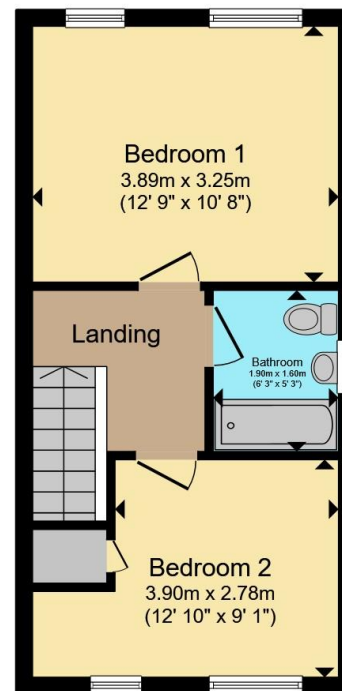








**Ground Floor**



**First Floor**

Total floor area 64.8 m<sup>2</sup> (698 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)

**Connells**

To view this property please contact Connells on

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2 Watergate  
GRANTHAM NG31 6PR

EPC Rating: B Council Tax  
Band: B

Service Charge: 484.32 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GRM309571](http://connells.co.uk/Property/GRM309571)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Sep 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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