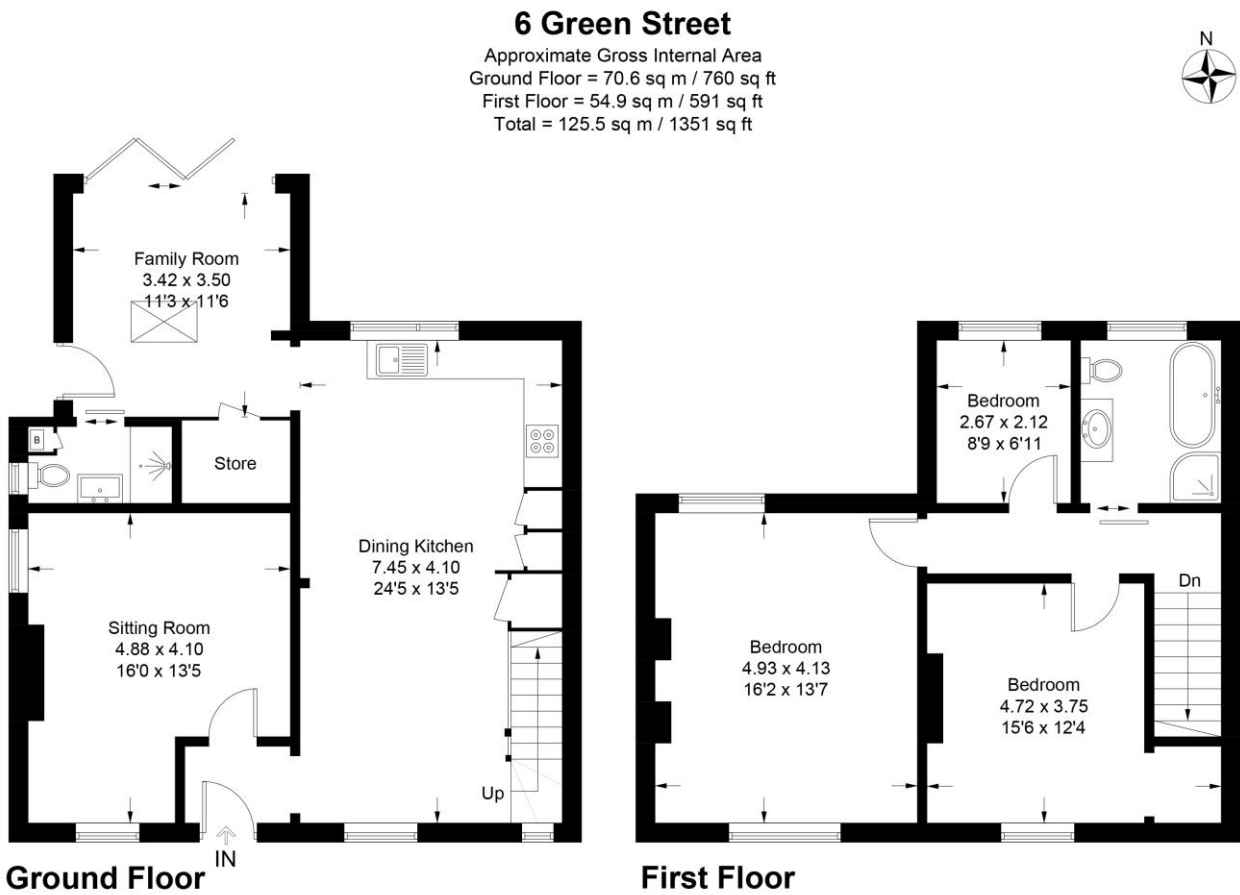


Green Street, Great Gonerby, Grantham

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



6 Green Street, Great Gonerby, Grantham, Lincolnshire, NG31 8LD

£350,000 Freehold

Character three-bedroom property which has been refurbished throughout.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





## DESCRIPTION

\*\*\*Guide Price - £350,000 - £375,000\*\*\*

Winkworth are delighted to bring to the market this three bedroom character property in the popular village of Great Gonerby. The property has been completely refurbished to a high standard to include new kitchen, new bathrooms, new windows, a rear extension, new decor, new boiler, plumbing and flooring throughout.

The accommodation comprises an entrance hallway, 16ft sitting room, 24ft dining kitchen, family room, downstairs shower room, three bedrooms, a full bathroom, off street parking and an enclosed rear garden. The garden will be trufed prior to sale.

The village has a pub, convenience store, C of E Primary School and Post Office. It is conveniently located for Grantham, which is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. Great Gonerby is also close to the A1 north-south and Grantham main line station offering easy access to London Kings Cross. Grantham has excellent schooling at all levels, including Grammar schools and several supermarkets. There is also a regular bus service in the village.



## ACCOMMODATION

**Entrance Hallway** - with wooden flooring.

**Sitting Room** - 16' x 13'5" (4.88m x 4.1m) with front aspect window, side aspect window, feature fireplace and radiator.

**Dining Kitchen** - 24'5" x 13'5" (7.44m x 4.1m) with front aspect window, rear aspect window, a range of fitted wall and base units, integrated dishwasher, integrated fridge/freezer, electric oven, combi oven, 4 ring induction hob, extractor fan, understairs cupboard and wooden flooring.

**Family Room** - 11'3" x 11'6" (3.43m x 3.5m) with rear aspect bi-fold doors, side aspect door, storage cupboard, skylight window, radiator and wooden flooring.

**Shower Room** - with side aspect window, low level WC, wash hand basin with vanity unit, double walk-in shower, towel radiator and tiled flooring.

**Stairs and landing** - with front aspect window.

**Bedroom 1** - 16'2" x 13'7" (4.93m x 4.14m) with front aspect window, rear aspect window and radiator.

**Bedroom 2** - 15'6" x 12'4" (4.72m x 3.76m) with front aspect window, storage cupboard and radiator.

**Bedroom 3** - 8'9" x 6'11" (2.67m x 2.1m) with rear aspect window and radiator.

**Bathroom** - with rear aspect window, low level WC, wash hand basin with vanity unit, freestanding bath, walk-in shower, towel radiator and tiled flooring.

**Outside** - with paved driveway, patio and garden area.