



8 GONERBY COURT, GONERBY HILL FOOT, NG31 8HT
£340,000 FREEHOLD

BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME NESTLED TO THE REAR OF A PRIVATE GATED DEVELOPMENT

Grantham | 01476 578888 | grantham@winkworth.co.uk

Winkworth



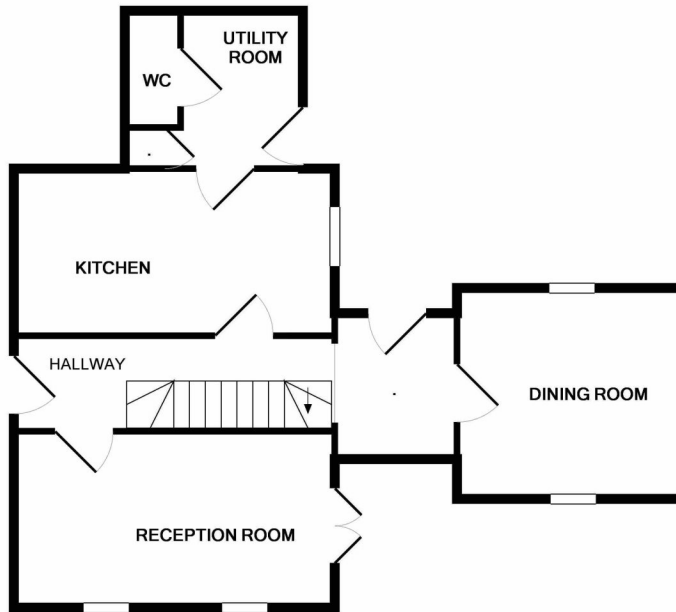
The property begins with a generous entrance hall having doors off to the dining room, living room, kitchen and the garden. A large double storage cupboard provides ample storage solutions and stairs lead to the first floor. The living room enjoys dual aspect glazing creating a beautifully bright space that overlooks the garden. The dining room sits away from the rest of the accommodation and provides a more formal dining space suitable for entertaining guests. The kitchen diner has space for a second dining table suitable for more daily use. The kitchen aspect comprises a range of base and wall units set around worksurfaces with a built-in fridge freezer, inset oven and microwave inset gas hob, inset ceramic sink and complimentary tiled splashbacks. The utility room has space for and plumbing for further appliances as well as a door off to the downstairs toilet.

The first-floor landing has doors off to all bedrooms and the family bathroom. All four bedrooms have wall mounted radiators and double-glazed windows to one of the aspects. The master additionally enjoys a private en-suite shower room with the rest of the bedrooms sharing the four-piece suite bathroom.

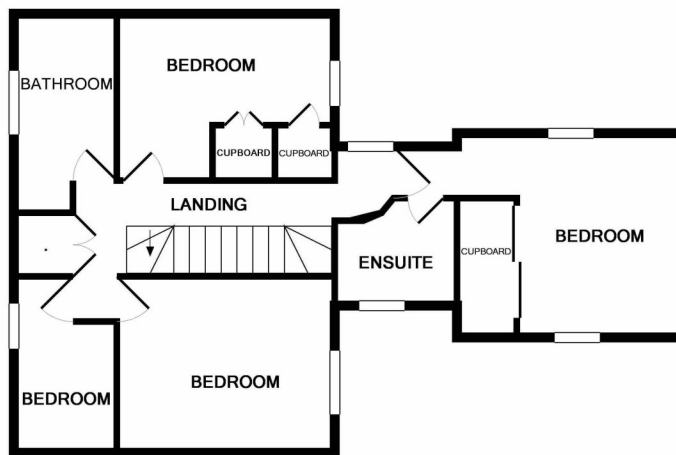
Externally the property has a detached garage and ample off-road parking to the front of the home. It is at the rear that the character of the development reveals itself with a beautifully kept rear garden leading down to a low wall with a gate out onto the delightful communal gardens. If you are looking for security and quality in a beautiful setting you need look no further.

Please note that the property is subject to a quarterly charge of £270 that covers the maintenance of the gates and communal areas.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C		74	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Approximate Measurements**
- Kitchen - 17'1" x 9'6"
 - Living Room - 17'2" x 10'6"
 - Dining Room - 12'8" x 11'6"
 - Utility Room - 9'11" x 6'6"
 - Bedroom One - 15'3" x 11'6" max
 - Bedroom Two - 10'7" x 10'7"
 - Bedroom Three - 11'2" x 9'6"
 - Bedroom Four - 10'4" x 6'4"

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See things differently

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