



36 Grantham Road, Great Gonerby
Grantham, Lincolnshire, NG31 8JX

NEWTONFALLOWELL 

**36 Grantham Road, Great Gonerby
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£395,000**

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located on the edge of Great Gonerby, on a 1/3 of an acre plot, with a south facing aspect to the rear enjoying countryside views, is this unique detached bungalow. The generous accommodation, which including the Garden Room extends to approximately 1,600 square feet, comprises of Dining Hall, Breakfast Room/Office, Lounge, Kitchen, Utility Room, Garden Room with wood burning stove, TWO DOUBLE BEDROOMS, Cloakroom and a Bathroom with shower over the bath. The property also features very well maintained double glazing and gas fired central heating, powered by a modern combination boiler. Outside to the front, there is a large driveway leading to an attached garage with an electrically operated roller door, attached to the rear of this there is a Workshop/Potting Shed. The gardens to the rear are very well maintained and considered, making the most of the views over the adjacent fields. This home is being sold with no onward chain.

ACCOMMODATION



DINING HALL

14'0" x 12'5" (4.27m x 3.78m)

With solid wood full obscure double glazed entrance door with matching side panels, double radiator, large shelved storage cupboard and storage cupboard with shelving and radiator within. An obscure glazed door leads to:

BREAKFAST ROOM / OFFICE

9'0" x 9'0" (2.74m x 2.74m)

Having an open archway through to the garden room, double radiator. A sliding obscure glazed door leads to the lounge, which can also be accessed from the dining hall through a further obscure glazed door.

LOUNGE

21'10" x 13'1" (6.65m x 3.99m)

Having two hardwood double glazed windows overlooking the garden and enjoying a view towards the west side of Grantham, hardwood double glazed window to the front aspect, two double radiators and living flame gas fire set into a marble surround and hearth with a decorative wooden mantel.

KITCHEN

13'4" x 10'5" (4.06m x 3.18m)

Having double glazed window looking through to the garden room and the view beyond, ceramic tiled floor, Corian work surface with inset drainage and sink with high rise mixer tap over, roll edge work surface, wood fronted base level cupboards and drawers providing a generous amount of storage with matching eye level cupboards, integrated Neff dishwasher, integrated larder fridge, integrated Neff stainless steel electric oven, integrated Neff microwave oven and integrated Neff 4-ring ceramic hob with canopy style extractor hood over, fully tiled walls, wine rack and glazed fronted display cabinets. A sliding obscure glazed door leads through to:

UTILITY ROOM

15'5" x 5'4" (4.70m x 1.63m)

Having half obscure double glazed door to the front, electrically operated roof light, glazed window looking through to the garden room, ceramic tiled floor, single radiator, roll edge work surface with base level cupboard storage and matching eye level cupboards, space and plumbing for washing machine, space for under counter appliance, further space for extra fridge and freezer if required. There is also a modern wall mounted Ideal Vogue C40 gas fired combination boiler.

GARDEN ROOM

18'3" x 13'7" (5.56m x 4.14m)

Having a secondary area from the breakfast room with wooden double glazed French doors to the garden. The garden room has ceramic tiled floor, glass roof, being brick built dwarf wall with hardwood double glazed units and a wood burning stove mounted into a brick hearth, off of which enjoys the view across the garden and fields beyond.

INNER HALL AREA

Leading off the dining hall, having loft hatch access and smoke alarm.

BEDROOM ONE

17'0" x 17'4" (5.18m x 5.28m)

Having hardwood double glazed window to the front aspect, two double radiators and two double built-in wardrobes.

BEDROOM TWO

13'2" x 12'5" (4.01m x 3.78m)

Having hardwood double glazed window to the front aspect, double radiator and built-in wardrobe.

SEPARATE CLOAKROOM

With obscure hardwood double glazed window to the side aspect, ceramic tiled floor and a 2-piece white suite comprising low level WC and wash handbasin.



BATHROOM

10'5" maximum x 8'11" (3.18m maximum x 2.72m)

Having obscure hardwood double glazed window to the side aspect, heated towel radiator which can also be electrically operated, ceramic tiled floor, ceramic tiled walls, integrated extractor fan, wall mounted medicine cabinet with built-in light, shaver socket and a 3-piece white suite comprising low level WC., wash handbasin and a 'P' shaped panelled bath with mixer tap and shower attachment over and curved glazed shower screen.

OUTSIDE

The property is positioned upon a plot of approximately 1/3 of an acre (subject to survey) and is accessed from the front through wrought iron gates on to an extensive driveway which is shaped to allow for turning. There is a timber SHED to the left-hand side with a gate leading down the side of the property and a lawned front garden with well established borders. As you approach the front entrance door there is outside lighting and steps to the storm porch area which has security lighting. The impeccable south facing garden to the rear is extensive with an expanse of lawn, well stocked raised flower borders, fencing and shrubs to the boundaries for privacy, a second timber SHED, a timber SUMMERHOUSE and a sun terrace across the rear of the property with outside lighting. There is also a superb view over open farmland towards Barrowby Edge/Lodge in the distance.

GARAGE

19'2" x 10'3" (5.84m x 3.12m)

With 10ft high ceiling and loft hatch access to roof void above, power and lighting, powered roller door and uPVC obscure double glazed window to the side aspect. A door on the rear of the garage leads to:

WORKSHOP / POTTING SHED

10'6" x 8'0" (3.20m x 2.44m)

Also accessed via the garden and having obscure glazed window to the garden, power and lighting.

SERVICES

Mains water, gas, electricity and drainage are connected.





COUNCIL TAX

The property is in Council Tax Band E. Annual charges for 2021/2022 - £2,229.41

DIRECTIONS

From High Street continue on to Watergate proceeding over the traffic lights on to North Parade and under the railway bridge on to Gonerby Hill Foot. Continue through Gonerby Hill Foot, up the hill and in to Great Gonerby. The property is on the left-hand side just past the 'keep left' traffic bollards.

GREAT GONERBY

The village has a pub, convenience store, C of E Primary School and Post Office and 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 has main line station offering easy access to London Kings Cross. Grantham has excellent schooling at all levels and several supermarkets. There is also a regular bus service in the village.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.

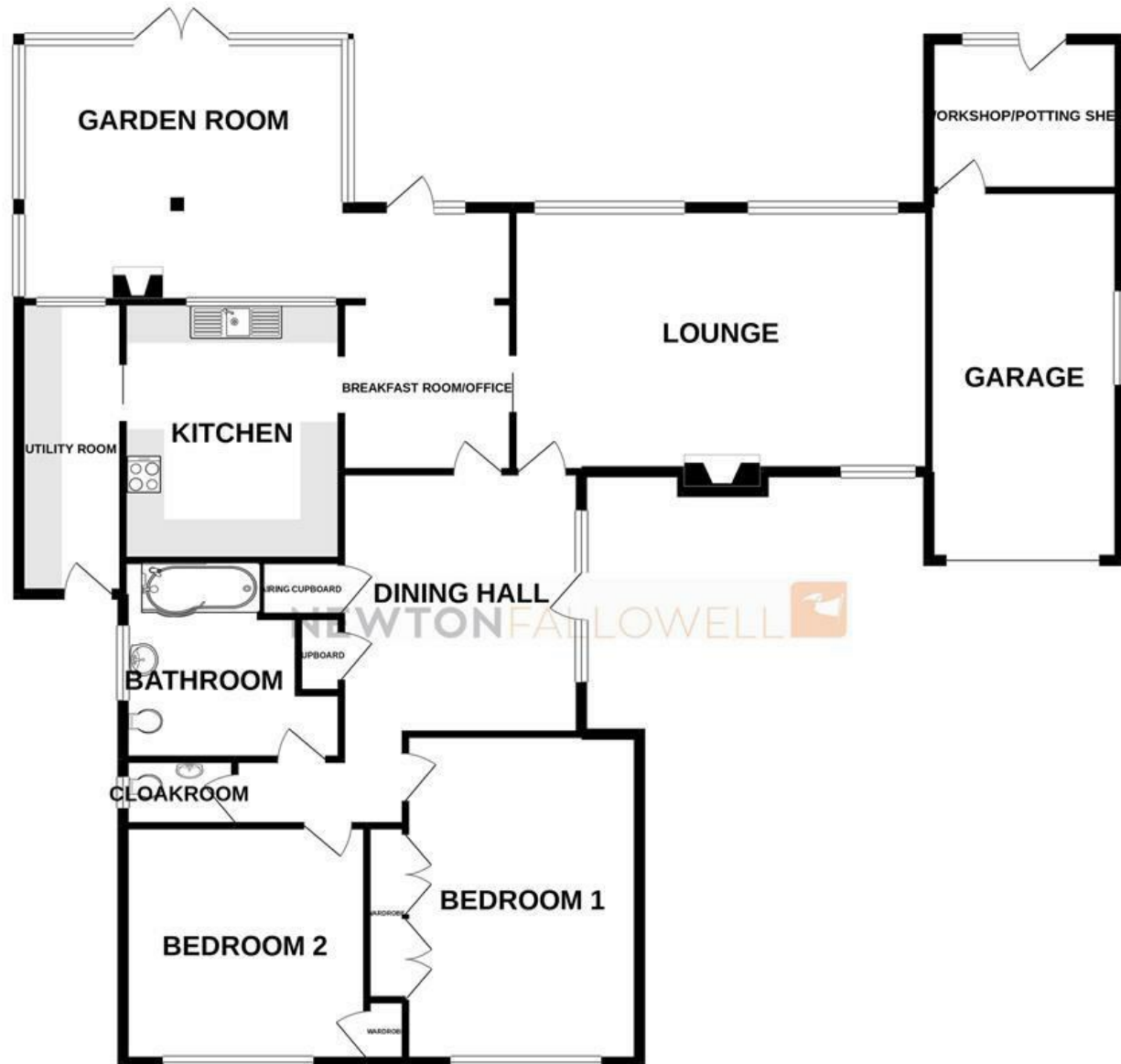


Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



GROUND FLOOR
1932 sq.ft. (179.5 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.

t: 01476 591900
e: grantham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

TOTAL FLOOR AREA: 1932 sq.ft. (179.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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