



16 Gonerby Road, Gonerby Hill Foot
Grantham, Lincolnshire, NG31 8GL

NEWTONFALLOWELL 

**16 Gonerby Road, Gonerby Hill Foot
Grantham, Lincolnshire, NG31 8GL
£69,950**

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located in the peaceful and very beautiful grounds of Arnoldfield Court, is this ground floor bungalow/apartment that was formed by the careful conversion of the former stable block. The accommodation benefits from its own private front door adjacent to the parking and comprises of Entrance Hall, Inner Hall, Lounge Diner, TWO BEDROOMS and a Bathroom. This over 60's retirement property also benefits from the peace of mind with an alarm pull cord system. This property is being offered for sale with no onward chain.

ACCOMMODATION

ENTRANCE HALL

With solid partially glazed entrance door and door to:

INNER HALLWAY

With smoke alarm, loft hatch access, airing cupboard housing hot water tank with shelving, pull-cord alarm and wall mounted electric storage heater.



LOUNGE / DINER

18'5" x 10'7" (5.61m x 3.23m)

With double glazed tall window to the front and rear aspects affording lots of natural light, wall mounted electric storage heater, pull-cord alarm and electric fire set into a marble effect surround and hearth with a wooden mantel.

KITCHEN

8'0" x 6'0" (2.44m x 1.83m)

Having double glazed window to the front aspect, roll edge work surface with inset stainless steel sink and drainer, cupboards and drawers providing storage, space for free-standing fridge or fridge freezer, under counter space ideal for washing machine if required (laundrette facility within the main house) and pull-cord alarm.

BEDROOM ONE

9'0" x 8'10" (2.74m x 2.69m)

With double glazed window to the rear aspect, wall mounted electric storage heater, pull-cord alarm and double wardrobe with sliding mirror doors.

BEDROOM TWO

8'10" max reducing to 6'7" x 6'0" (2.69m max reducing to 2.01m x 1.83m)

With double glazed window to the rear aspect, wall mounted electric convactor heater, pull-cord alarm.

BATHROOM

6'0" x 6'0" (1.83m x 1.83m)

Having obscure double glazed window to the front aspect, wall mounted electrically operated towel radiator, wall mounted electrically operated fan heater, shaving light with integrated shaving socket, pull-cord alarm and a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with electric shower over.

OUTSIDE

There are extensive well manicured and maintained gardens with designated seating areas all enclosed by mature trees as well as resident and visitor parking.

In the main house there is a communal day room with regular social activities and laundrette.

SERVICES

Mains water, electricity and drainage are connected.

LEASE ETC.

There are 69 years remaining on the lease. The service charge is £196 per month.

COUNCIL TAX

The property is in Council Tax Band B. Annual charges for 2021/2022 - £1,428.23

DIRECTIONS

From Watergate continue over the traffic lights on to North Parade, under the railway bridge and on to Gonerby Hill Foot. Take the right turn just past the tennis courts on to the long driveway leading to Arnoldfield Court. The property is to the left on the main house.

GONERBY HILL FOOT

Gonerby Hill Foot has a small convenience store, tennis club and gym with cafe close by (cafe also open to non members) and is on a bus route to town.

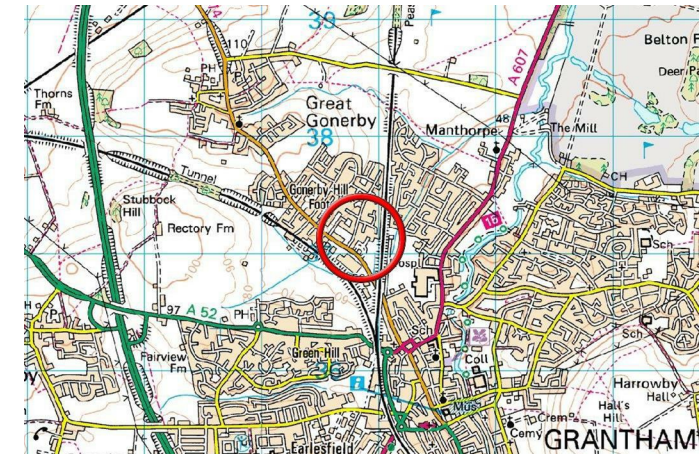
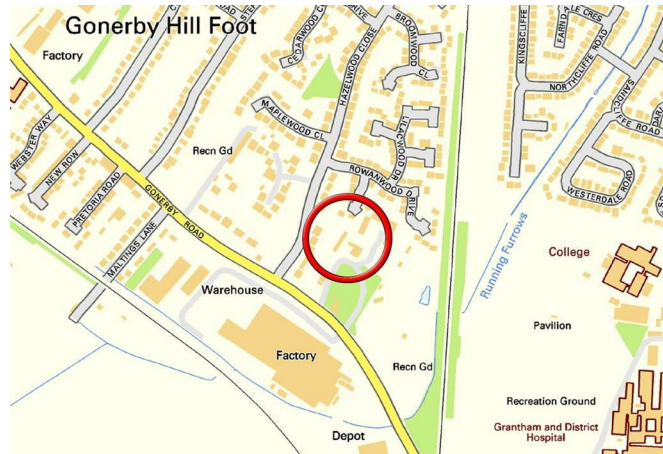
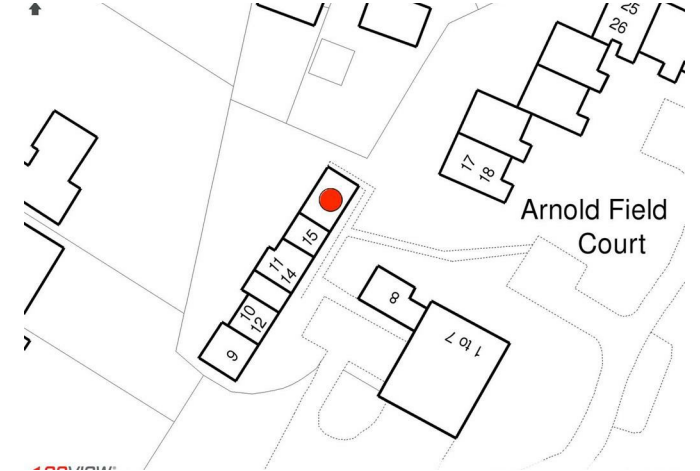
Grantham is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has a main line station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets and a Saturday street market.

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.

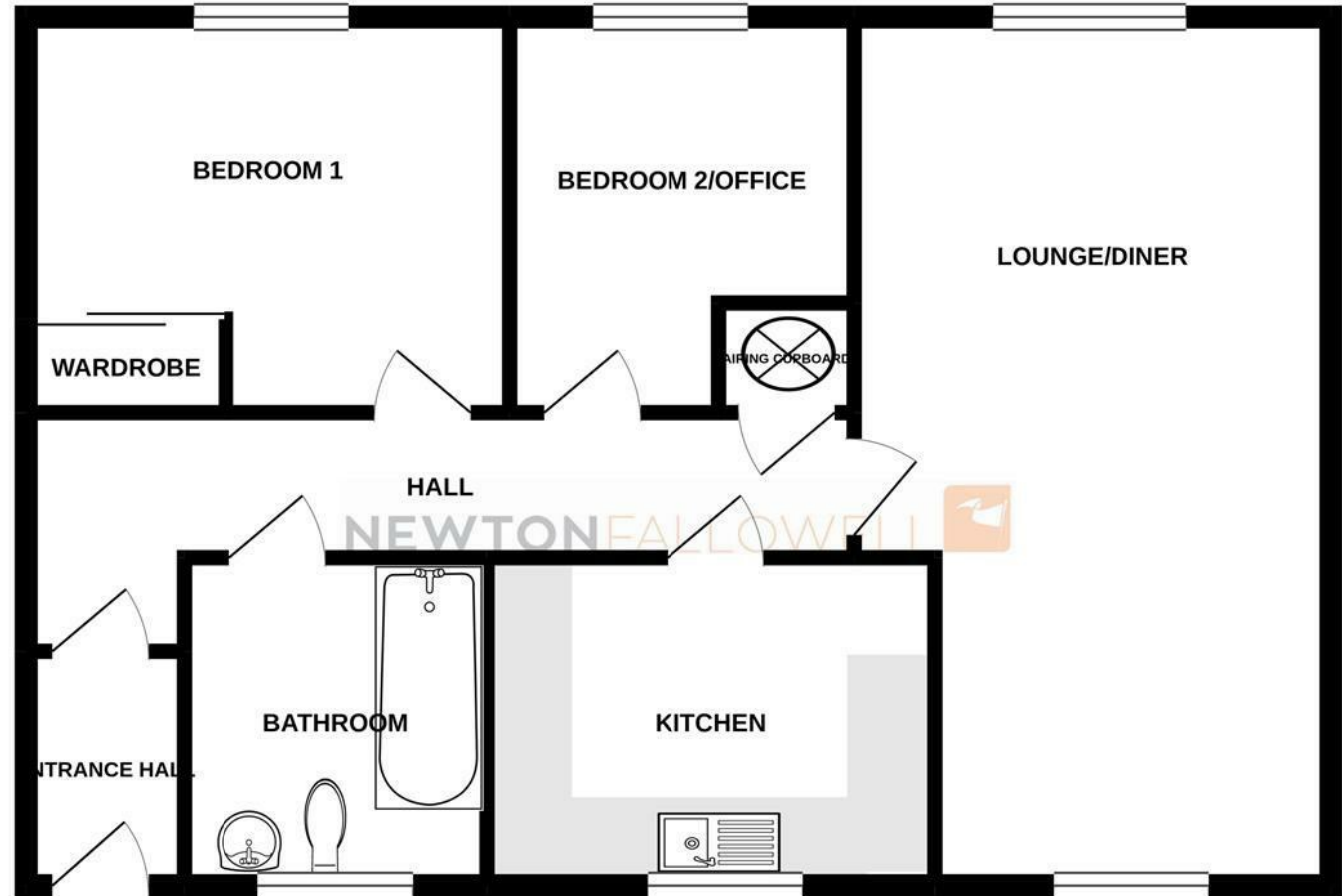


Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	
(69-80) C	
(55-68) D	
(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	

GROUND FLOOR



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.

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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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