



14 Hazelwood Drive, Gonerby Hill Foot
Grantham, Lincolnshire, NG31 8GZ

NEWTONFALLOWELL 

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Grantham, Lincolnshire, NG31 8GZ
£525,000

Located within the highly desirable Gonerby Hill Foot area of Grantham this already impressive detached house has recently benefited from a very SUBSTANTIAL EXTENSION which provides a superb open plan kitchen together with an adjoining family/garden room and a new master bedroom suite with an en suite bathroom. The immaculately maintained accommodation is ideally suited to family occupation and allows the possibility of creating a self contained annexe if required. Entrance Hall, Cloakroom, Lounge, Dining Room, new contemporary style Kitchen/Breakfast room with QUALITY APPLIANCES, open plan Living/Garden Room, Utility Room, new ground floor Master Bedroom Suite with En Suite Bathroom, three further DOUBLE BEDROOMS, an En-Suite Bathroom and Family Bathroom. The property also has the advantages of UPVC double glazing, gas fired central heating and an intruder alarm. Outside there is good driveway parking and a Double Garage whilst the rear gardens are of a generous size and enjoy a south easterly aspect as well as a good level of privacy. The house also overlooks an open green area to the front. If you are looking for a quality home with truly flexible family accommodation and within easy distance of the town centre, schools and Station an early viewing is recommended.

ACCOMMODATION



ENTRANCE PORCH

ENTRANCE HALL

With partially obscure solid entrance door, full obscure double glazed panel to the front aspect, double radiator, stairs rising to the first floor landing, smoke alarm, door to cloaks cupboard with hanging rail and shelf, door to the garage.

CLOAKROOM

With chrome heated towel radiator, integrated extractor fan, Karndean flooring (installed earlier this year) and a 2-piece white suite comprising low level WC and wash handbasin inset to a corner unit with vanity storage beneath.

LOUNGE

21'0" x 13'6" (6.40m x 4.11m)

With a pair of obscure glazed doors from the reception hall, UPVc double glazed bow window to the front aspect, double radiator and living flame gas fire inset to a marble surround and hearth with decorative mantel. A pair of obscure glazed doors lead through to:

DINING ROOM

12'11" x 10'11" (3.94m x 3.33m)

Two double and a single radiator, half glazed door to the breakfast kitchen. Bi-fold doors to family/garden room.

KITCHEN/BREAKFAST ROOM

24'9" x 10'7" (7.54m x 3.23m)

An impressive newly fitted kitchen with a vaulted ceiling and Velux roof lights. There are a comprehensive range of cupboards with granite work surfaces, a central island with inset sink, ceramic hob and extractor chimney over. High quality Neff appliances including ovens with slide and hide doors. Oven, warming oven, microwave, ceramic hob and integrated fridge and freezer. Karndean flooring.

FAMILY/GARDEN ROOM

11'8" x 11'3" (3.56m x 3.43m)

In open plan with the kitchen and providing versatile living space in combination with the kitchen overlooking the rear garden. Vaulted ceiling with Velux windows, Karndean flooring. Patio doors to garden.

UTILITY ROOM

8'9" x 7'8" (2.67m x 2.34m)

With UPVc double glazed window to the side and rear aspect, UPVC half obscure double glazed door to the garden, double radiator, Karndean flooring (installed earlier this year), roll edge work surface matching that of the kitchen, inset stainless steel sink and drainer with high rise mixer tap over, base level storage cupboards, further floor to ceiling height cleaning cupboards, space and plumbing for washing machine and space for tumble dryer or further under counter appliance, wall mounted gas fired central heating boiler.

MASTER BEDROOM

22'8" x 12'4" (6.921 x 3.775)

A superb new master bedroom suite with fitted Hammonds wardrobes and overlooking the rear garden. French doors to garden.

EN SUITE

8'5" x 7'4" (2.585 x 2.237)

Newly fitted with a stylish suite of panelled bath, separate shower, low level WC and bidet. Electric under floor heating and radiator.

FIRST FLOOR LANDING

With UPVc double glazed window to the front aspect, single radiator, storage cupboard with hanging rail and shelving, airing cupboard housing hot water tank and having shelf storage.

BEDROOM TWO

18'8" x 10'10" (5.69m x 3.30m)

With two UPVc double glazed windows to the front aspect, two double radiators and built-in wardrobe incorporating storage.

BEDROOM THREE

15'8" plus wardrobes x 12'2" (4.78m plus wardrobes x 3.71m)

With UPVc double glazed window to the rear aspect, double radiator, four double built-in wardrobes and a pair of single built-in wardrobes.



EN SUITE BATHROOM

8'10" x 7'0" (2.69m x 2.13m)

Having UPVC obscure double glazed window to the rear aspect, chrome heated towel radiator, fully tiled walls, recessed spotlights including one with integrated extractor, shaving light integrated to vanity mirror and a 4-piece white suite comprising low level WC, wash handbasin inset to vanity unit with storage beneath, a panelled bath with mixer tap and shower attachment over and a fully tiled shower cubicle with mains fed shower within and glazed shower screen.

BEDROOM FOUR

12'2" x 12'0" (3.71m x 3.66m)

With UPVC double glazed window to the front and rear aspect, double radiator.

FAMILY BATHROOM

8'9" x 6'9" (2.67m x 2.06m)

Re-fitted in 2015 with UPVC obscure double glazed window to the rear aspect, chrome heated towel radiator, loft hatch access, fully tiled walls, recessed spotlighting incorporating integrated extractor fan, vanity mirror with lighting and shaver socket and a 4-piece white suite comprising low level WC with hidden cistern, wash handbasin inset to vanity unit with storage beneath, panelled bath with mixer tap over and shower attachment and a fully tiled shower cubicle with mains fed shower within.

OUTSIDE

There is a generous 'T' shaped gravelled driveway providing comfortable off-road parking and turning opportunity and a lawned garden with established decorative trees and shrubs and outside lighting adjacent to the front door. To the right-hand side an area of lawn runs to a brick wall and to the left-hand side a brick wall with inset gate. The south east facing rear gardens are enclosed, sizeable and private, ideal for the family. There are a selection of seating areas, outside cold water tap and lighting, an established lawn with well stocked flower and shrub borders, hedging to the boundaries and a timber SHED with a brick built area behind for compost heap.

DOUBLE GARAGE

16'7" x 16'2" (5.05m x 4.93m)

With electrically operated sectional door, power and lighting, UPVC glazed window and door to hall.

SERVICES

Mains water, gas, electricity and drainage are connected.





COUNCIL TAX

The property is in Council Tax Band F. Annual charges for 2021/2022 - £2,652.43

DIRECTIONS

From High Street continue on to Watergate as signposted A1 and proceed over the traffic lights on to North Parade. Continue under the railway bridge on to Gonerby Hill Foot and take the right turn on to Hazelwood Drive. The property is a short distance along on the right-hand side opposite the green space.

GONERBY HILL FOOT

The property is a short walk to Gonerby Hill Foot Church Of England Primary School, is within walking distance of Priory Ruskin Academy and on the edge of Grantham town. Gonerby Hill Foot has a small convenience store, tennis club and gym with cafe (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 and several supermarkets and a Saturday street market.

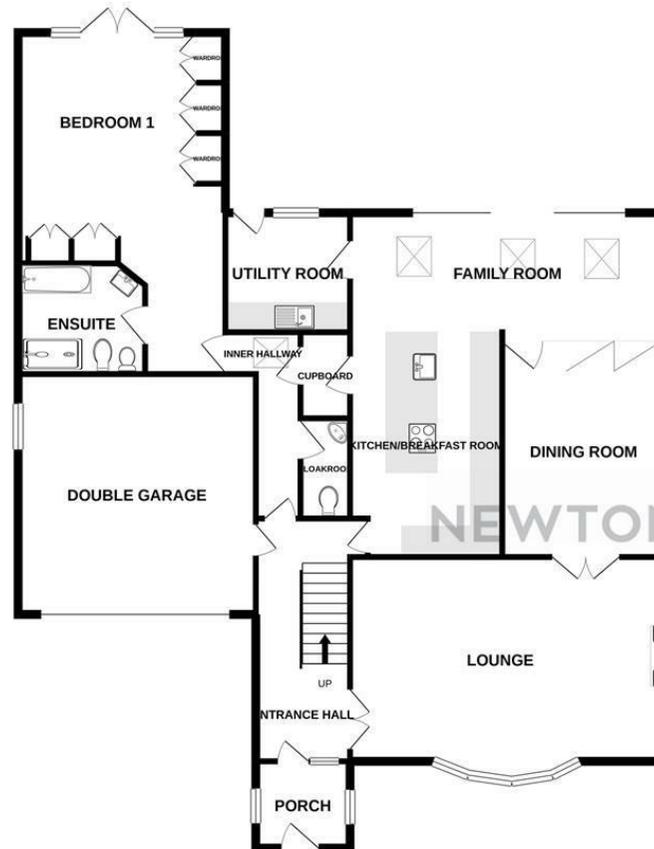
AGENT'S NOTE

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.

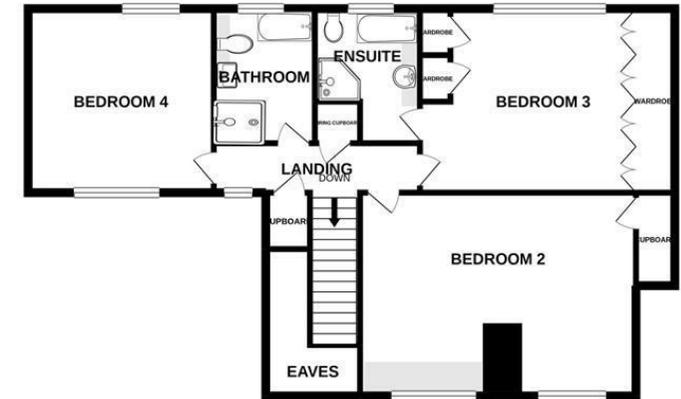


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	69
	79
England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	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
1624 sq.ft. (150.8 sq.m.) approx.



1ST FLOOR
865 sq.ft. (80.4 sq.m.) approx.



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.

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

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TOTAL FLOOR AREA : 2489 sq.ft. (231.2 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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