



## The Haverlands Gonerby Hill Foot, Grantham

**Guide Price £240,000**

FREEHOLD - Council Tax Band C - EPC Rating TBC



# Rare opportunity to purchase this three bedroom semi detached family home in desirable residential area.

Secure My Sale Estate Agents Grantham presents this lovely semi-detached house for sale.

The property is in great condition, demonstrating an exceptional level of care and maintenance by the current owners. It boasts a generous layout with two reception rooms, providing ample space to entertain guests or enjoy a quiet evening in.

The house features three well-proportioned bedrooms, two of which are spacious doubles and one single room, catering to a variety of needs. Whether you are a growing family, a couple seeking additional space, or looking to create a home office or gym, these rooms offer fantastic flexibility. The property has a fully functioning kitchen, well-equipped to handle all your culinary needs. A family shower serves the bedrooms efficiently, providing a practical arrangement for daily routines.

One of the standout features of this property is the inclusion of a garage, offering not only secure parking but also additional storage solutions and even an inspection pit. Alongside this, the property benefits from off-street parking, making it ideal for families with multiple vehicles or for when guests visit.

The house also boasts a beautiful garden, perfect for those who enjoy outdoor living. It presents an opportunity for alfresco dining, gardening, or simply relaxing in your own private, outdoor space with three storage sheds and a greenhouse.

Location is key when choosing a home, and this property doesn't disappoint. It is conveniently situated close to public transport links, local amenities, and schools, making it an ideal choice for families or couples seeking convenience and connectivity.

This semi-detached house, with its unique features and prime location, offers a fantastic opportunity to acquire a wonderful family home. Don't miss out on this exceptional property. Viewings are highly recommended.

## GROUND FLOOR

Entrance Porch

Hallway

Living Room: 3.34m x 5.73m (10'11" x 18'10")

Dining Room: 3.35m x 3.71m (11'0" x 12'2")

Kitchen: 2.66m x 2.95m (8'9" x 9'8")

## FIRST FLOOR

Landing

Main Bedroom: 3.34m x 3.65m (10'11" x 12'0")

Bedroom Two: 2.80m x 2.67m (9'2" x 8'9")

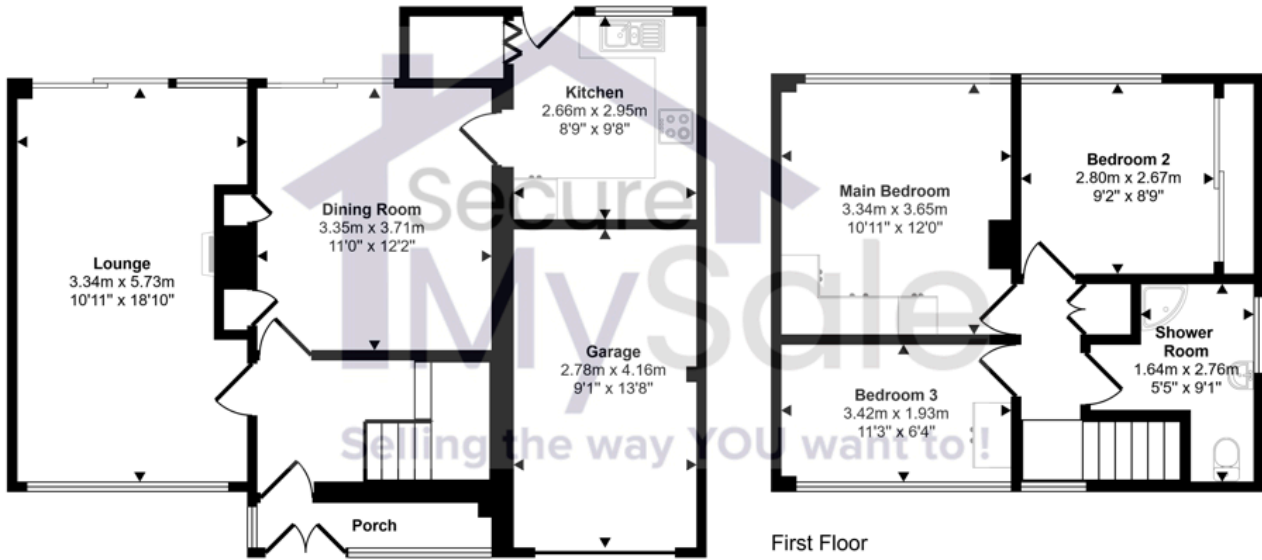
Bedroom Three: 3.42m x 1.93m (11'3" x 6'4")

Shower Room: 1.64m x 2.76m (5'5" x 9'1")

Garage: 2.78m x 4.16m (9'1" x 13'8")



Approx Gross Internal Area  
104 sq m / 1124 sq ft



Ground Floor  
Approx 65 sq m / 703 sq ft

First Floor  
Approx 39 sq m / 422 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Secure My Sale Estate Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales			

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