



**21 Ashley Drive, Gonerby Hill Foot**  
Grantham, Lincolnshire, NG31 8JL

**NEWTON**FALLOWELL 

**21 Ashley Drive, Gonerby Hill Foot  
Grantham, Lincolnshire, NG31 8JL  
Offers In Excess Of £170,000**

Note - A sale has been agreed, subject to contract, on this property but you are still able to register an interest if you so wish.

Located within Gonerby Hill Foot, and positioned upon a corner plot is this semi detached home that would be ideal for a family looking to be close to the local primary schools. The accommodation comprises of Entrance Hall, Inner Hall, Cloakroom, Kitchen, Dining Room, Lounge, THREE BEDROOMS and a Family Bathroom. The property also features UPVC double glazing and gas fired central heating powered via a modern combination boiler. Outside there are gardens to three sides for the family to enjoy, a driveway and a Garage. Sold with no onward chain.

**ACCOMMODATION**

**ENTRANCE PORCH**

With uPVC half obscure double glazed entrance door, ceramic tiled floor and half glazed door to:



### ENTRANCE HALL

With single radiator, stairs rising to the first floor landing and under stairs storage cupboard.

### CLOAKROOM

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

### KITCHEN

10'2" x 7'4" (3.10m x 2.24m)

With uPVC double glazed window to the side aspect, uPVC full obscure glazed door to the garden, ceramic tiled floor, roll edge work surface with inset stainless steel one and a half bowl sink and drainer with high rise mixer tap over, eye and base level units, space for gas or electric cooker, space and plumbing for washing machine, space for free-standing fridge freezer. Door to:

### DINING ROOM

10'10" x 9'0" (3.30m x 2.74m)

With uPVC double glazed window to the rear aspect, single radiator and open arch to:

### LOUNGE

13'0" x 10'5" (3.96m x 3.18m)

Also accessed from the hall and having uPVC double glazed window to the front aspect, double radiator and feature fireplace with tiled hearth and wooden mantel.

### FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, loft hatch access and smoke alarm.

### BEDROOM ONE

13'1" x 10'0" (3.99m x 3.05m)

With uPVC double glazed window to the front aspect and single radiator.

### BEDROOM TWO

11'4" x 10'3" (3.45m x 3.12m)

Having uPVC double glazed window to the rear aspect with view towards St Wulfram's spire and single radiator. There is also a cupboard housing the Ideal Logic+ gas fired combination boiler with shelf storage.

### BEDROOM THREE

10'2" x 6'6" (3.10m x 1.98m)

Having uPVC double glazed window to the side aspect, single radiator and over stairs storage cupboard with shelving.

### BATHROOM

6'3" x 6'0" (1.91m x 1.83m)

Having uPVC obscure double glazed window to the rear aspect, chrome heated towel radiator, ceramic tiled floor and a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with mains fed shower over, folding glazed shower screen and integrated extractor fan.

### OUTSIDE

The property sits on a corner plot position with the front aspect actually facing Lynden Avenue. There is a walled front lawned garden, which continues to the side, with a pathway to the entrance door and at the back boundary of the rear garden there is driveway parking leading to a detached garage. There is a gravelled side garden which continues on to a lawned garden with pathway to the rear boundary and driveway and there is also a patio seating area across the width of the property, outside security lighting and outside cold water tap.

### GARAGE

With up-and-over door, window to the side and door to the rear.

### SERVICES

Mains water, gas, electricity and drainage are connected.



## COUNCIL TAX

The property is in Council Tax Band B. Annual charges for 2020/2021 - £1,392.02

## DIRECTIONS

From High Street continue on to Watergate proceeding over the traffic lights on to North Parade and under the railway bridge into Gonerby Hill Foot. Continue along taking the right turn on to Cliffe Road, passing the turning for Vale Road on the right-hand side and taking the left turn on to Arnold Avenue. Continue up Arnold Avenue taking the right turn at the top on to Lynden Avenue and the property is on the right-hand corner of Ashley Drive.

## GONERBY HILL FOOT

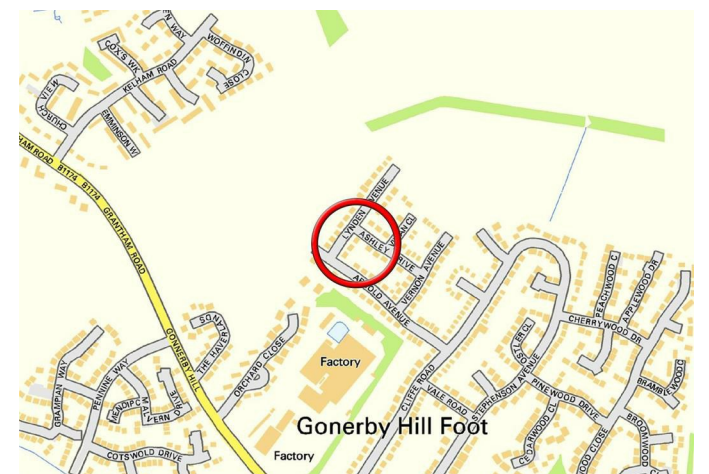
The property is a short walk to Gonerby Hill Foot Church of England Primary School, is within walking distance of Priory Ruskin Academy, The King's School (boys) and Kesteven & Grantham Girls' School and on the edge of Grantham town. It has a small convenience store, tennis club and gym with cafe (cafe 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, 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.



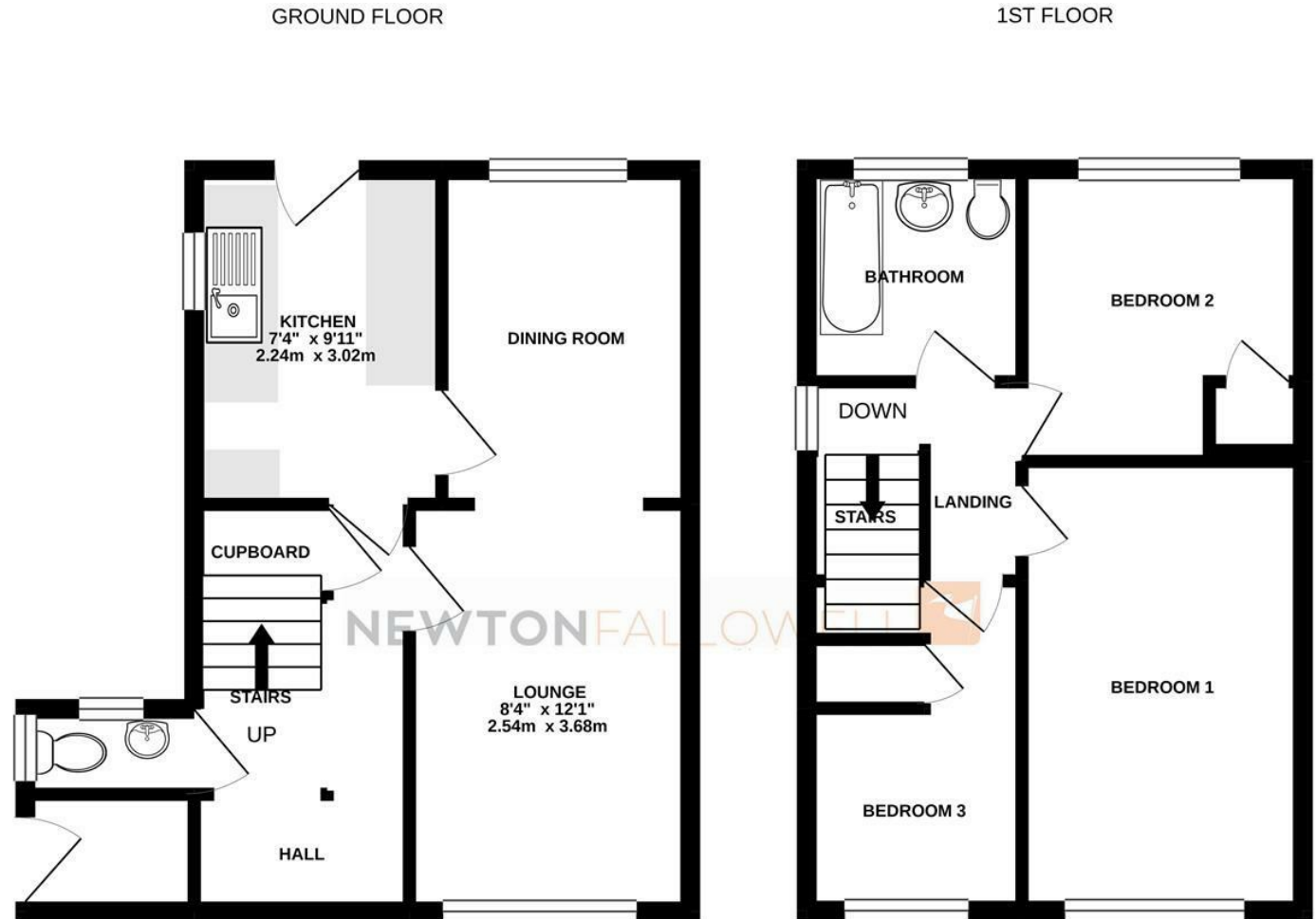
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.

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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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