



**21 Covill Close, Great Gonerby**  
Grantham, Lincolnshire, NG31 8PP



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**Guide Price £200,000**

**\*\* GUIDE PRICE £200,000 - £210,000\*\*** Situated in the sought after village of Great Gonerby you will find this semi-detached family home. The accommodation consists of Entrance Hall, Lounge/Dining Room, Kitchen, Down Stairs WC, THREE BEDROOMS and a Family Bathroom. The property benefits from UPVC double glazing and gas fired central heating. Outside the property offers a Garage and Driveway, as well as a garden to the rear for the family to enjoy. This property is being offered with no chain and early viewing is advised to avoid disappointment.

**ACCOMMODATION**

**OPEN ENTRANCE PORCH**

With uPVC half glazed entrance door.

**ENTRANCE HALL**

6'6" x 3'0" (1.98m x 0.91m)

With single radiator.





### CLOAKROOM

6'2" x 2'7" (1.88m x 0.79m)

With uPVC obscure double glazed window to the front aspect, pedestal wash handbasin, low level WC and radiator.

### LOUNGE

14'9" x 14'8" max narrowing to 10'11" (4.50m x 4.47m max narrowing to 3.33m)

With uPVC double glazed box bay window to the front aspect, double radiator, gas fire (capped) with surround and laminate flooring. Archway to:

### DINING ROOM

10'0" x 9'2" (3.05m x 2.79m)

Wooden door to:

### PLAYROOM / GARDEN ROOM

10'1" x 8'9" (3.07m x 2.67m)

With uPVC double glazed window to the side aspect, electric radiator.

### KITCHEN

10'5" x 8'3" (3.18m x 2.51m)

With uPVC double glazed window to the rear aspect, uPVC double glazed door to the driveway, single radiator, integrated 4-ring gas hob with single oven beneath and extractor over, space and plumbing for dishwasher and washing machine, stainless steel sink and drainer with mixer tap over, tiled splashbacks, a range of eye and base level units, small under stairs pantry (3'0" x 5'9" - 0.91m x 1.75m).

### FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, loft hatch access and airing cupboard housing the lagged copper cylinder.

### BEDROOM ONE

12'9" x 10'6" (3.89m x 3.20m)

With uPVC double glazed box bay window to the front aspect, radiator and built-in wardrobes.

### BEDROOM TWO

10'9" x 10'3" (3.28m x 3.12m)

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

### BEDROOM THREE

8'1" x 7'0" (2.46m x 2.13m)

With uPVC double glazed window to the front aspect, single radiator and built-in wardrobe.

### BATHROOM

7'5" x 7'5" (2.26m x 2.26m)

With uPVC obscure double glazed window to the rear aspect, a 4-piece suite comprising corner bath with mixer tap over, shower cubicle with mains fed shower within, wash handbasin and low level WC., tiled splashbacks and recessed lighting.

### OUTSIDE

To the front there is a lawned garden, footpath to the front entrance door and a driveway providing off-road parking for several cars and leading to the single detached garage. At the rear there is a low maintenance paved garden and a wooden WORKSHOP with power (9'0" x 7'1" - 2.74m x 2.16m).

### GARAGE

With up-and-over door, wooden single glazed window and power.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band C. Annual charges for 2021/2022 - £1,621.39



## DIRECTIONS

From High Street continue on to Watergate and proceed over the traffic lights on to North Parade. Continue under the railway bridge on to Gonerby Hill Foot, past the primary school on the left-hand side and up the hill into Great Gonerby. Continue through the village and after the keep left bollards take the right turn at the top on to Belton Lane. Take the right turn on to Covill Close and the property is along on the left-hand side.

## 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 are draft particulars awaiting final approval from the vendor, therefore the contents within 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.





GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>81</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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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.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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