



15 Bell Close

Gonerby Hill Foot, Grantham, Lincolnshire, NG31 8GJ

£214,950

3 Bedroom Link Detached House

- Freehold
- Popular Gonerby Hill Foot Location
- Spacious & Well Presented Accommodation
- 3 Bedrooms
- No Onward Chain
- Cloakroom, Bathroom & En-Suite Shower
- Driveway & Garage
- Rear Garden
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 15 Bell Close, Gonerby Hill Foot, Grantham, Lincolnshire, NG31 8GJ](#)



Overview

Three Bedrooms | No Onward Chain | Popular Gonerby Hill Foot Location

Situated within the highly sought-after area of Gonerby Hill Foot, this well-presented three bedroom home offers spacious and practical accommodation, making it an ideal purchase for first-time buyers, growing families, investors or those seeking a conveniently located home with excellent transport links. Offered to the market with No Onward Chain, the property presents an excellent opportunity for a straightforward move.



Gonerby Hill Foot remains one of Grantham's most desirable residential locations, benefitting from a variety of local amenities including a convenience store, primary school, tennis centre and gymnasium. The area also enjoys excellent access to the A1, making it particularly attractive to commuters, whilst the neighbouring village of Great Gonerby provides further amenities and community facilities. Grantham town centre is only a short drive away and offers a comprehensive range of shops, supermarkets, restaurants, bars, cafés, healthcare services, hospital and leisure facilities, together with highly regarded schooling, including both grammar schools. Grantham's mainline railway station provides direct services to London Kings Cross in approximately one hour.

The accommodation begins with an entrance porch leading into the welcoming interior, where there is a convenient cloakroom/WC and a comfortable lounge providing an excellent space for everyday living. To the rear of the property, the kitchen/diner offers ample room for dining and entertaining, creating a sociable heart to the home.

To the first floor, the landing leads to three well-proportioned bedrooms, including a principal bedroom benefitting from its own en-suite shower room. A family bathroom serves the remaining bedrooms, providing practical accommodation for modern family life.



Externally, the property benefits from a driveway providing off-road parking and leading to a extra long single garage which has scope for a fourth bedroom or kitchen/diner extension. The enclosed South facing rear garden has been designed with ease of maintenance in mind, creating an attractive outdoor space that can be enjoyed throughout the year without the burden of extensive upkeep. The branch-line railway, allotments and conservation area beyond provide significant separation from future housing development to the rear.

Further advantages include a modern gas combination boiler installed in 2019, helping to provide efficient heating and hot water, together with the added benefit of no onward chain.

Properties within this popular location are always in demand. Early viewing is highly recommended to fully appreciate everything this home has to offer. Contact Pygott & Crone today to arrange your viewing.







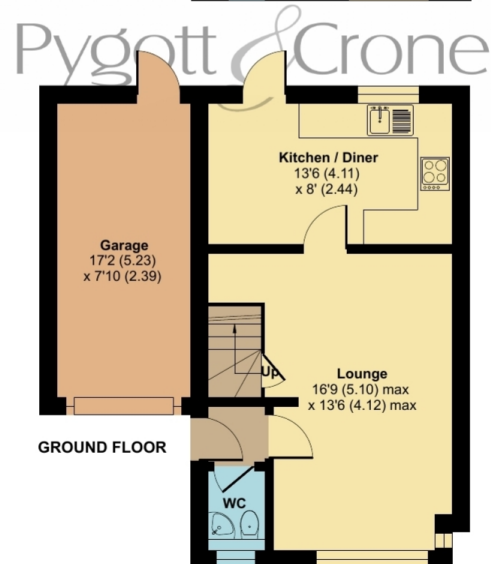
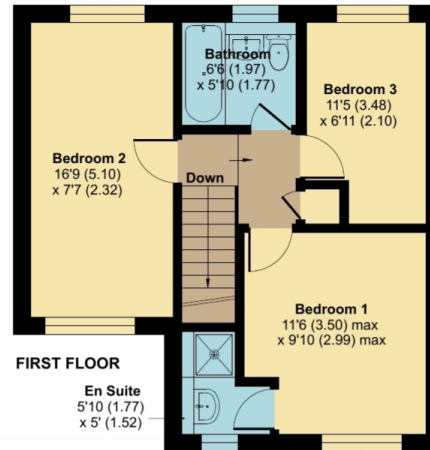
Bell Close, Gonerby Hill Foot, Grantham, NG31

Approximate Area = 812 sq ft / 75.4 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 938 sq ft / 87.1 sq m

For identification only - Not to scale





Location



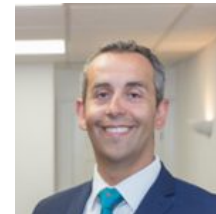
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Ahmed Jilil
Financial Services Director

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is on the market with our Grantham branch

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