



## GONERBY HILL FOOT

2 WEBSTER WAY, GRANTHAM, NG31 8GH

£750 p.m.x.  
Unfurnished

A well-presented three bedroom detached property situated in the Gonerby Hill Foot area of Grantham. The accommodation briefly comprises of two reception rooms, a modern breakfast kitchen, utility room, cloakroom/w.c, three bedrooms, an en-suite shower room and further bathroom. Outside is a single garage with off-road parking, enclosed lawned rear garden and further lawned area to the front. The property has gas central heating and wood framed double glazing.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

[www.shoulers.co.uk](http://www.shoulers.co.uk)

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Three bedroom detached property



This property provides spacious accommodation and would suit a professional couple or family looking for a contemporary home in the Grantham area. Grantham offers a range of amenities and there are good road and rail links with easy access to the A1. There are regular train services to London in just over an hour.

# Viewing highly recommended

## ACCOMMODATION

**ENTRANCE HALL** with door to front, laminate flooring, understairs cupboard and a radiator.

**CLOAKROOM/W.C.** with white suite comprising wash basin and w.c., tiled splashback, laminate flooring and a radiator.

**BREAKFAST KITCHEN** (9'11" x 10'1") with a range of cream wall and base units, wood effect laminate work surface, stainless steel sink and drainer, integrated gas hob with brushed stainless steel and glass extractor hood over, CDA electric fan assisted oven, tiled splashback, tiled floor and a radiator.

**UTILITY ROOM** with cream fronted base units, wood effect laminate work surface, plumbing for a washing machine, stainless steel sink and drainer, tiled splashback, tiled floor, Dimplex condensing gas central heating boiler, door to side and a radiator.

**DINING ROOM** (9'8" x 10'1") with laminate flooring and a radiator.

**LOUNGE** (10'9" x 16'7" into bay) with bay window to front, laminate flooring, electric fire set within a decorative surround and a radiator.

**STAIRS AND FIRST FLOOR LANDING** with airing cupboard enclosing high pressure water cylinder.

**REAR DOUBLE BEDROOM** (10'7" x 11'5" exc. wdr) with fitted wardrobe and a radiator. **EN-SUITE** with white suite comprising shower cubicle, wash basin and w.c., tiled splashback, tiled floor, extractor fan and a radiator.

**FRONT DOUBLE BEDROOM** (10' x 8'11" min) with a radiator.

**FRONT SINGLE BEDROOM** (8'2" x 7'4" exc. wdr) with a fitted cupboard and a radiator.

**BATHROOM** with white suite comprising bath, wash basin and w.c., tiled splashback, tiled floor and a radiator.

## OUTSIDE

Enclosed lawned rear garden with patio area. Gate to side.

Further lawned garden to front.

Single garage with up and over door. Further door to side and off-road parking.



## GENERAL INFORMATION

**GRANTHAM** is a historic and growing market town boasting a range of amenities such as health, leisure and a wide variety of shopping facilities including antique shops, boutiques, National chain shops, as well as a weekly market. There are many restaurants, bars and hotels. Within the town there are both girls' and boys' grammar schools, also a number of primary, secondary and nursery schools. Transport links are good with a railway station and access to the A1 only a short drive away. Just over an hour to London.

## TERMS

<b>RENT:</b>	£750 per calendar month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,000
<b>FEES:</b>	A non-refundable referencing fee of £60 (including VAT) per person is payable on application. A further £195 (including VAT) per property is payable, that being the cost of the inventory and agreement.
<b>TERM:</b>	A one year shorthold tenancy is offered.
<b>SERVICES:</b>	Mains electricity, gas, water and drainage.
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band D.
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band D. Ref: 8088-6921-5740-8081-9092 A full copy of the EPC is available upon request or can be downloaded from: <a href="http://www.epcregister.com/">http://www.epcregister.com/</a>

## LOCATION

Leave Melton Mowbray town centre via Thorpe Road and continue onto Grantham. Upon entering the town, continue straight on Harlaxton Road, eventually turning left into Sankt Augustin Way. At the Asda roundabout, turn right into Barrowby Road and immediately left onto North Parade. Continue straight onto Gonerby Road and Webster Way will be found on your left hand side. Number 2 can be found on your right hand side and accessed via a shared driveway.

**STRICTLY NO PETS**

**STRICTLY NO SMOKERS**

Please note that this property is to let **UNFURNISHED** which means floor coverings throughout and some curtain poles only.

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