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FROM AN INDEPENDENT  
LOCAL AGENT



The Granary, Gonalston, Nottingham, NG14 7JA

Guide Price £275,000





## Property Description

Spacious semi detached former Granary, situated in the highly sought after conservation village of Gonalston. Offered with no upward chain, early viewings are recommended to appreciate the size of accommodation on offer which includes 23' lounge, breakfast kitchen, utility room, cloakroom, three bedrooms and bathroom. Outside there is a workshop with parking for two cars and small garden.

Gonalston is listed in the 1086 Domesday Book offers easy access for the daily commute to Nottingham and further afield via a number of major commuter routes.

EPC Rating F.

### LOUNGE

23'0 x 14'10 Spacious reception room with beamed ceilings, feature fireplace with cast iron log burning stove, Bow window to the front aspect, stairs to the first floor

### KITCHEN

14'10 x 9'0 Fitted with a range of matching wall and base units, 1 ½ bowl stainless steel sink and drainer unit with mixer tap, space and plumbing for dishwasher, space and fittings for electric cooker, space for fridge freezer, tiled floor, Bow window to the front aspect

### UTILITY ROOM

8'6 x 8'1 Beamed ceiling, tiled floor, electric heater, window and door to the front aspect

### CLOAKROOM

8'1 x 2'9 Low flush wc, heated towel rail, tiled floor





## FIRST FLOOR

### BEDROOM ONE

14'10 x 14'5 Spacious double bedroom with vaulted beamed ceiling, wash hand basin, fireplace, two windows to the front and rear aspects

### BEDROOM TWO

17'5 x 9'11 Double bedroom with beamed ceiling, two windows to the front aspect and one to the rear

### BEDROOM THREE

14'10 x 9'7 Wash hand basin with vanity unit, windows to the front and rear aspects

### BATHROOM

7'7 x 7'2 Suite comprising panelled bath with electric shower over, low flush wc, wash hand basin, heated towel rail, part tiled walls, window to the front aspect

### WORKSHOP

11'5 x 7'7 With power and lighting

### OUTSIDE

The Granary has two allocated parking spaces to the front and a small V shaped garden area

### LOCAL AUTHORITY

Newark and Sherwood District Council, Kelham Hall, Newark, Nottinghamshire. Tel 01636 650000  
Council Tax Band E

### SERVICES

The property has a septic tank. We have not tested



any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

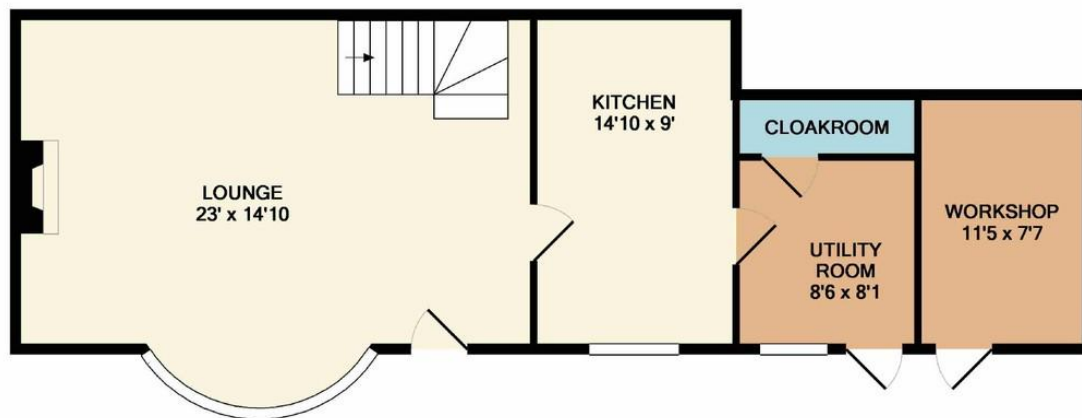
### TENURE

Freehold with vacant possession.

### VIEWING

By appointment with the agents office at Southwell on 01636 813971 or email us at [sales@amorrison.co.uk](mailto:sales@amorrison.co.uk)





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements