



48 Grange Road

Little Cransley, Northamptonshire NN141PH



Simpson & Partners

48 Grange Road

A stunning property offered in excellent condition throughout and situated in this highly sought after village location. The property is located at the end of the cul de sac and sits on a great sized plot. VIEWING HIGHLY RECOMMENDED.

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About the Property

Situated in this highly sought after village and located at the end of the cul de sac is this stunning 3-bedroom detached residence offered in excellent condition throughout. The property has been upgraded both externally and internally to a high degree and benefits from Upvc double glazing and gas radiator heating. The property offers spacious and airy accommodation and benefits from a rear kitchen extension plus stunning front and rear plots which has been fully landscape to offer beautiful gardens with rear views over open countryside.

The property accommodation consists of an entrance porch and hallway to the front offering access to the lounge/dining room, separate breakfast room plus the stairs to the first floor. The bay-fronted 20ft lounge/dining room offers dual aspect views to the front and rear and is complimented with a separate breakfast room, with both having access into the rear garden. From here you have access to the downstairs W/c and the extended kitchen / breakfast room. The refitted kitchen offers great storage and stunning high gloss kitchen units. There is further access into the rear garden plus the garage which also offers a utility area. To the first floor there are 3 well-proportioned bedrooms plus a family bathroom.

Outside to the front is a block paved driveway leading to the garage with gravel/shrub borders and mature trees. The stunning gardens continue through to the rear which again have been landscaped to offer a raised wooden decked area plus a stunning combination of lawned and shrub areas and mature trees with views over open countryside.

This property must be viewed to be fully appreciated.

Offers In The Region Of £340,000



Entrance Hall:

Lounge / Dining Room:

Breakfast Room:

WC:

Kitchen:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Bathroom:

Outside:

Front:

Garage:

Rear Garden:







The sought after village of Little Cransley offers great road access as well as bus routes and is within walking distance to local shops and amenities.





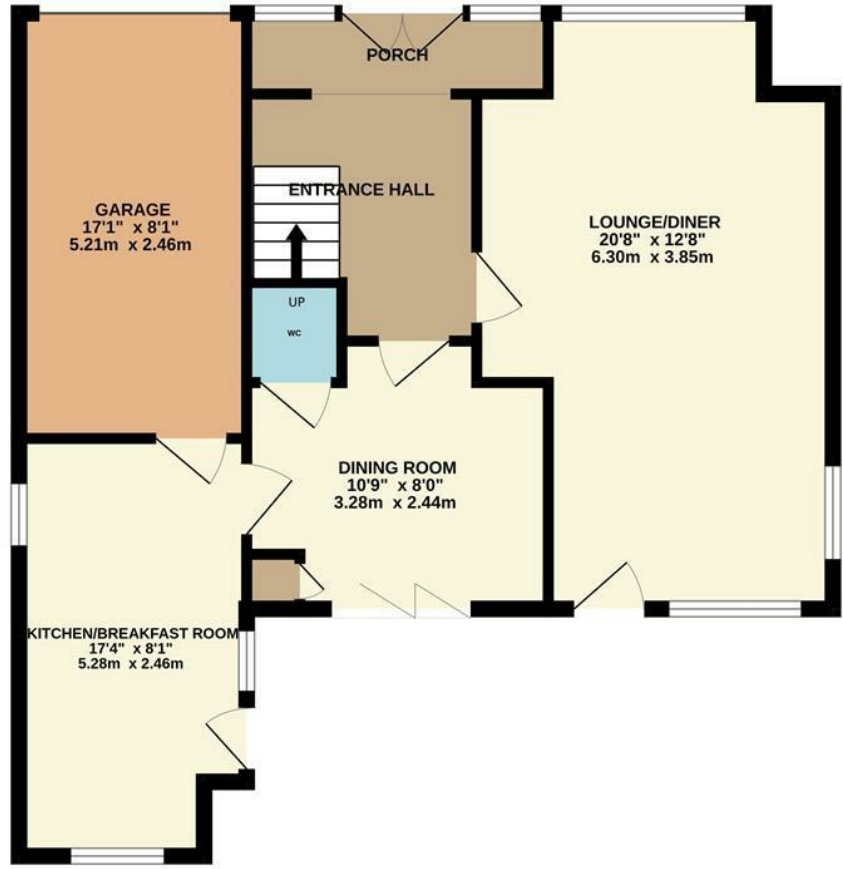


Energy Efficiency Rating

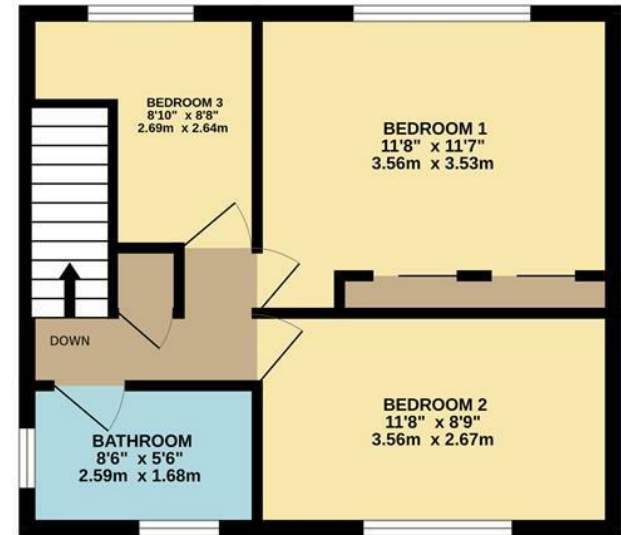
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 sq.m.) approx.

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