



17 FRONT STREET

GRASBY, DN38 6AN

£375,000
FREEHOLD

Nestled in the charming village of Grasby, this delightful detached house on Front Street offers a perfect blend of character and modern living. Built in 1880, the property boasts a generous living space of 1,765 square feet, making it an ideal family home.



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DESCRIPTION

Three bedroom detached period cottage located on one of the quiet roads in the centre of the village of Grasby a village near the Lincolnshire Wolds an area of outstanding natural beauty. The village has a well-regarded primary school, public house and church and lies within the catchment area for Caistor Grammar School noted by Ofsted as outstanding. The Viking Way passes through the village making it ideal for walking in the surrounding countryside. Upon entering the property via a stable style door you are met with a well-appointed traditional kitchen with integrated appliances, a sunroom, formal dining room and fine main living room with exposed timber beams and multi fuel stove, completing the ground floor is the WC. The first floor accommodates three well-proportioned bedrooms, the master benefitting from a selection of built in wardrobes and a spacious family bathroom. The rear gardens are an absolute pleasure to enjoy during the summer months and beautifully landscaped. Early viewings are strongly advised on the wonderful family home.

ENTRANCE

Accessed through a timber style stable door into:-

KITCHEN

With lights to the ceiling, uPVC double glazed window to the side and front aspects and a central heating radiator. The kitchen has a range of cream Shaker style wall and base units with granite style worktops with ceramic 1.5 bowl sink unit with chrome mixer tap and central island with Oak worktop. Integrated dishwasher, washing machine fridge and freezer, smeg range oven with 7 gas ring burner, quarry tile flooring, tongue and groove panelling to one wall, dado rail.

SUN ROOM

With lights to the wall, uPVC double glazed windows to the side and rear aspects and a central heating radiator.

INNER HALLWAY

With spotlight to the ceiling, central heating radiator, under stairs storage cupboard and composite door to the rear aspect.

DOWNSTAIRS WC

With light to the ceiling, uPVC obscured double glazed window to the rear aspect, low flush WC, pedestal wash hand basin and a central heating radiator.

DINING ROOM

With light to the ceiling, uPVC double glazed window to the front aspect and a central heating radiator. Storage cupboard to the alcove.

LIVING ROOM

With lights to the walls, uPVC double glazed bay window to the front aspect with central heating radiator below, uPVC double glazed window to the rear aspect. Exposed timber beams, multi fuel stove on a tiled hearth and an inglenook brick surround with an oak mantel.

BEDROOM ONE

With light to the ceiling, uPVC double glazed window to the front aspect, a selection a cream fitted wardrobes and a central heating radiator.

BEDROOM TWO

With light to the ceiling, uPVC double glazed window to the front aspect and a central heating radiator.

BEDROOM THREE

With light to the ceiling, uPVC double glazed window to the rear aspect and a central heating radiator.

FAMILY BATHROOM

With light to the ceiling, uPVC obscured double glazed window to the front aspect. Fitted with a three piece white suite comprising of bath with mixer taps and hand held shower attachment and a shower over the

bath, low flush WC and pedestal wash hand basin.
Storage cupboard to the alcove.

EXTERNALLY

The rear garden is a wonderful to enjoy during the summer months being laid to lawn with a section to the rear for vegetable plots, and additional elevated decking area where the summer house and BBQ area is situated. A stunning space and fully enclosed, the property comes with a gravelled driveway providing off road parking for several vehicles.

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ADDITIONAL INFORMATION

Local Authority –

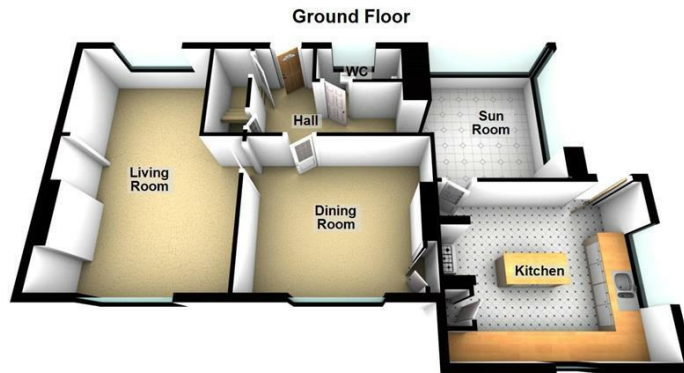
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1765.30 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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