



- Detached 4 Bedroom House
- 3 Reception Rooms
- Garden Room & Newly Fitted Kitchen
- Owned Outright Solar Panels
- High Specification Throughout
- Master Bedroom With En-Suite & Dressing Room
- Landscaped Garden & Double Garage
- Over 2500 Sq Ft

Grange Close, Canwick, LN4 2RH,
Offers Over £700,000





Starkey&Brown is pleased to offer for sale this well presented family home located in the village of Canwick.

This property has been presented to the highest standard and viewing is highly advised to appreciate the property's internal and external condition. Accommodation briefly comprises of a living room, study, reception room, a newly fitted open plan kitchen diner, utility room and a double garage.

Rising to the first floor there are 4 well appointed bedrooms with the master bedroom having access to an en-suite bathroom and it's own dressing room and a further bathroom.

Externally the property has a generous wrap around driveway with parking for multiple vehicles and a very well presented newly landscaped rear garden.

Further benefits of the property includes owned outright solar panels, uPVC double glazing, gas fire central heating throughout.

Contact Starkey&Brown to arrange a viewing. Council tax band: F. Freehold.



Entrance Porch

Having uPVC double glazed windows to side aspect and hardwood flooring.

Downstairs WC

Having uPVC double glazed obscured window to rear aspect, low level WC and wash hand basin.

Living Room

20' 10" x 14' 11" (6.35m x 4.54m)

Having uPVC double glazed windows to front and rear aspects, radiator and a feature fireplace.

Reception Room (Currently staged as a play room)

13' 10" x 12' 9" (4.21m x 3.88m)

Having herringbone flooring, radiator, uPVC window to side aspect and uPVC glass sliding door to rear aspect.

Study

13' 10" x 6' 4" (4.21m x 1.93m)

Having herringbone flooring, radiator and uPVC window to front aspect.

Open Plan Kitchen Diner

20' 7" x 15' 8" (6.27m x 4.77m)

Having newly laid wooden flooring, uPVC double glazed windows to front and rear aspects, large island, deep Belfast sink, marble quartz worktops, radiator, a range of base and eye level units. Integral appliances such as dishwasher, Smeg range cooker with induction hob and extractor, integral fridge freezer and boiling tap.

Utility Room

20' 2" x 9' 6" (6.14m x 2.89m)

Having wrap round units, wood worktops, tiled flooring, space for washer and dryer, deep Belfast sink, storage cupboards and uPVC double glazed window to rear aspect. Access to:

Double Garage

20' 5" x 20' 2" (6.22m x 6.14m)

Having 2 roller doors, power points, fuse board, electrics and solar panel unit.

First Floor Landing

Having uPVC window to front aspect and radiator.

Master Bedroom

14' 6" x 13' 9" (4.42m x 4.19m)

Having uPVC double glazed window to front aspect, radiator and access to:

En-Suite Bathroom

13' 9" x 6' 6" (4.19m x 1.98m)

Having uPVC double glazed obscured window to rear aspect, bath with glass shower screen and shower head over, low level WC, wash hand basin, tiled flooring and a radiator. Access into:

Dressing Room

12' 6" x 8' 9" (3.81m x 2.66m)

Having uPVC double glazed obscured window to rear aspect, 2 large fitted storage wardrobes with sliding doors and a radiator.

Bedroom 2

14' 10" x 11' 6" (4.52m x 3.50m)

Having uPVC double glazed window to front aspect, radiator and hardwood flooring.

Bedroom 3

12' 7" x 9' 5" (3.83m x 2.87m)

Having uPVC double glazed window to rear aspect, storage and radiator.

Bedroom 4

12' 6" x 9' 0" (3.81m x 2.74m)

Having uPVC double glazed window to front aspect, sliding door storage and radiator.

Family Bathroom

10' 5" x 5' 9" (3.17m x 1.75m)

Having uPVC double glazed obscured window to rear aspect, vanity sink unit with mirror above, heated towel rail, rolled-edge bath, a low level WC and underfloor heating.

Outside Front

Having driveway parking for multiple vehicles. Access to double garage.

Outside Rear

Being mostly laid to lawn with hedged perimeter, newly fitted patio area leading to a raised patio space, vegetable patch and green house.

Agents Note

The solar panels generated 7,820 kWh of energy last year and exported 4784 kWh for a credit of over £700 along with a saving on peak rate electricity of over £770. There is a full boiler service history. Please enquire for further information.

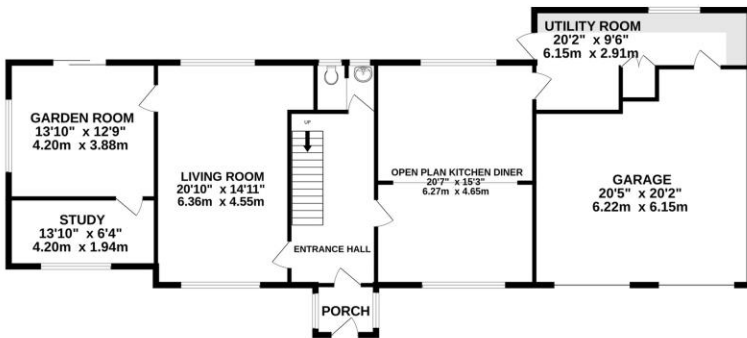


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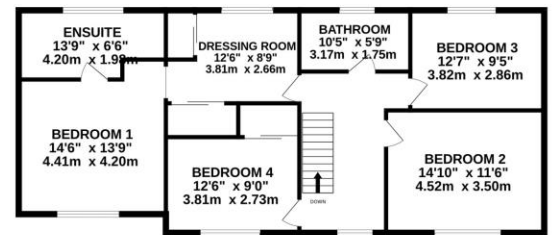


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GROUND FLOOR
1549 sq.ft. (143.9 sq.m.) approx.



1ST FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 2551 sq.ft. (237.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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