



**'RIFTSWOOD',
GRANGE LANE, BURGHWALLIS, DN6 9JL**

- Spacious Detached 3 Bedroomed Bungalow • Gas Central Heating • Good sized attached Garage and generous sized plot • Pleasant location within this well regarded village • A1 approximately 1.25 miles drive • Updating required •

ACCOMMODATION
(all measurements are approx. only)

Ground floor only:

CONSERVATORY (about 3.8m x 3.3m)

LOUNGE (about 6.2m x 3.6m)

KITCHEN AND DINING AREA
(about 6 m x 3m)

UTILITY ROOM (about 3.4m x 1.7m)

INNER HALL with cloaks cupboard.

BEDROOM 1 (about 4.1m x 3.3m)

EN-SUITE SHOWER ROOM
(about 1.9m x 1.7m)

BEDROOM (about 4.3m x 3.6m)

BEDROOM 3 (about 4.1m x 2.7m)

BATHROOM (about 2.7m x 2m) with bath, wash basin, w.c., and shower.

OUTSIDE

Front lawned garden.

Shared driveway entrance and with the adjoining owner (to the south-west) having a vehicular right of way over part of the main driveway.

Attached **GARAGE** (about 9.2m long x 4.2m wide).

SERVICES (not tested)

Mains water, electricity and gas. Gas fired central heating.

COUNCIL TAX Band E.

TENURE

Freehold assumed.

VIEWING

Strictly by prior appointment through Grice & Hunter – 01302 360141.

NOTE The property has masonry outer walls which are surmounted by a number of boarded and felted roof structure



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