

**GRICE &
HUNTER**

**Chartered Surveyors
Estate Agents & Valuers
Est 1924**



Framay Lodge, Field Lane, Wroot, DN9 2BL

- A hugely impressive Detached Bungalow on a large plot of about 0.57 acre (0.23ha) • 3 Double Bedrooms •
- Main Bedroom with Dressing Room & En-suite • Indoor/Outdoor Dining Kitchen • Underfloor heating and air con •
 - Solar panels • Garage (44 sqm) with high eaves •
 - Extensive driveway parking • Village fringe location •
- First class presentation and modern appointments throughout •



£495,000



Framay Lodge is an exceptional remodelled and enlarged Detached Bungalow offering modern finishes with neutral decorations throughout the spacious family sized accommodation. The property is finished in silicone render beneath a modern concrete tiled roof and offers:

- Central Reception Hall with Karndean flooring
- Lounge with wood burning stove
- Indoor/Outdoor Kitchen with U shaped island/seating unit
- Separate Utility Room and Cloak Room
- Inner Bedroom hallway for privacy
- Main Bedroom with Dressing Room and En-suite
- 2 further Double Bedrooms
- Family Bathroom
- Deep front and rear Gardens including enclosed dog garden
- Detached Garage with 3.2m ceiling height
- Dual colour PVCu double glazing
- Electric blinds where stated

Accommodation (room sizes approx. only)

Central front ENTRANCE HALL with composite external door, Karndean patterned flooring.

CLOAK ROOM with matching Karndean flooring, cabinet wash basin, w.c and towel radiator.

LIVING ROOM (5.22m x 4.20m) with recessed fireplace having wood burning stove on slate hearth and front facing window.

KITCHEN DINER (5.88m x 4.50m + 2.42m x 3.20m) comprehensive range of units with U shaped preparation island/dining unit incorporating twin bowl sink, integral fridge, pull out larder units, oak work tops. Stoves Richmond Deluxe range cooker comprising 3 ovens, warming drawer and 5 ring induction hob, counter top lighting, extractor fan, Karndean flooring, roof lights with electric blinds and automatic blinds to the wide sliding patio door.

UTILITY ROOM (2.30m x 2.55m) with units to match the Kitchen including base and wall cabinets storage cupboard, counter tops and space for American fridge freezer, plumbing for washer, space for appliances, matching Karndean flooring and exterior PVCu door.

STUDY (3.23m x 2.95m) with patio doors to rear garden having automatic blind, fitted storage cabinets.

Inner Bedroom HALLWAY with sun tunnel and access to roof space.

MAIN BEDROOM (4.88m x 3.72m) with rear garden view and air conditioning. **DRESSING ROOM** (2.95m x 2.50m) fitted wardrobes and drawer units **EN-SUITE**

(2.95m x 1.60m) including large shower cubicle, cabinet wash basin and w.c and towel radiator.

BEDROOM 2 (4.88m x 3.44m) with air conditioning unit and automatic blind to window, fitted wardrobes and drawer unit.

BEDROOM 3 (3.92m x 3.32m) with air conditioning unit and automatic blind to window and walk in storage cupboard.

Large walk-in BOILER/LINEN ROOM (3.4m x 1.40m) with hot water cylinder.

BATHROOM (2.45m x 2.25m) including bath/shower with rain head fitting, w.c and twin cabinet wash basin, electric towel radiator.

OUTSIDE

Extensive parking/turning to front garden and long side driveway to:-

Detached rendered block and tiled Garage (8.90m x 4.90m) internal ceiling height about 3.2m, electric door, light and power. Water and exterior side door.

Timber **SUMMER HOUSE** presently configured to include Potting Shed and Garden Storage shed to rear with power and lighting.

Adjoining covered log store area.

SERVICES (not tested)

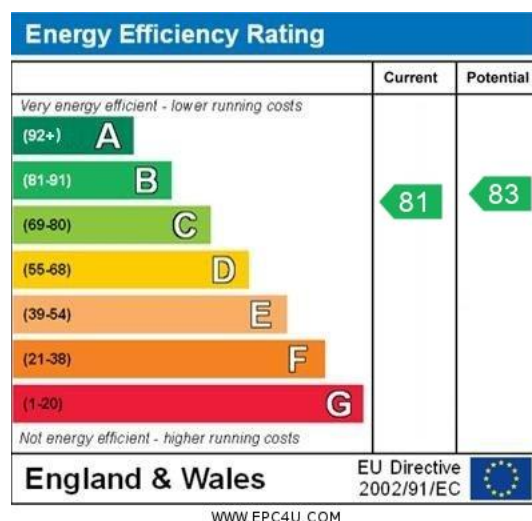
- Mains, water, electricity, gas and private drainage
- Under floor heating. Air con where stated.
- Security cameras

LOCAL AUTHORITY North Lincolnshire Council

COUNCIL TAX Band 'D' (on-line enquiry)

TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor

Approx. 179.1 sq. metres (1928.1 sq. feet)



Total area: approx. 179.1 sq. metres (1928.1 sq. feet)

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