



1 Main Street, Grasby



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REDUCED £370,000



Key Features

- NO UPWARD CHAIN
- ELEVATED POSITION
- INDIVIDUALLY DESIGNED
- VAULTED LOUNGE
- 22' KITCHEN/DINER
- DOUBLE GARAGE
- EPC RATING C
- COUNCIL TAX BAND C





NO UPWARD CHAIN

This distinctive detached bungalow offers flexible 2 bedroom accommodation on the fringe of the sought after village of Grasby. Occupying an elevated position the home includes a 17' vaulted Lounge, 22' Dining Kitchen, 2 Shower rooms and a family Bathroom. In addition to the double Garage there is a separate garden area. A striking detached Bungalow which must be viewed.

LOUNGE 5.23m x 3.93m (17'2" x 12'11")

A striking centrally placed space filled with light from the vaulted ceiling with four skylights and French doors with side windows which open to the front terrace. The room also includes coving, TV, aerial point, oak flooring and distinctive central chimney breast with cast-iron multi-fuel stove on raised Westmoorland slate hearth.

DINING KITCHEN 6.72m x 3.81m (22'0" x 12'6")

A superb dual aspect social space with oak flooring, walk-in PVCu double glazed splay bay window to the front aspect and additional window to the side, coving, spotlighting and side entrance door. The kitchen area is appointed with an excellent range of light timber fronted units with granite effect worktops to include a one and a half bowl stainless steel sink unit With four units under together with open shelf displays, 4 further base units, inset four burner stainless steel gas hob with matching splash back and chimney style extractor over, double oven with storage over and under, glass fronted china display cabinet and plate rack at eye level, oak style flooring and twin part glazed doors which open to the Lounge.

UTILITY 1.55m x 2.00m (5'1" x 6'7")

A practical space being half tiled with a 1 1/2 bowl stainless steel sink unit with cupboards under, additional cupboard with plumbing for an automatic washing machine and gas-fired combination boiler, coving and rear personnel door.

SHOWER ROOM 1.55m x 1.02m (5'1" x 3'4")

Appointed with a suite in white to include a vanity wash hand basin, close coupled WC, tiled to full height, PVCu double glazed window, coving and tiled floor.



BEDROOM 1 3.96m x 3.74m (13'0" x 12'4")

A dual aspect double room with PVCu double glazed windows to the front and side, oak style flooring, telephone point and coving.

EN SUITE 2.91m x 1.94m (9'6" x 6'5")

Appointed with a suite in white to include a vanity unit with WC with concealed cistern cupboards and drawers, circular wash hand basin with additional drawers and cupboards, shower bath multi jet shower and dark screens, tiled to full height and to the floor, extractor fan and PVCu double glazed window.

BEDROOM 2 3.09m x 2.76m (10'1" x 9'1")

A further double room with PVCu window to the side aspect and coving.

BEDROOM 3/DRESSING ROOM 3.59m x 1.55m (11'10" x 5'1")

A rear facing room with PVCu double glazed window, fitted hanging cupboards and shelving, coving and oak flooring.

BATHROOM 3.09m x 1.55m (10'1" x 5'1")

A fully tiled room appointed with a suite in white to include a claw foot slipper bath with mixer tap and shower attachment, vanity wash hand basin, close coupled WC, glazed and tiled shower enclosure, extractor fan, coving, tiled floor and PVCu double glaze window.

OUTSIDE

The property is approached over a part shared drive and wrought iron gates open to a sloping drive and on to a 2 car reception area with detached brick built DOUBLE GARAGE beyond. There is a raised terrace with summer house and 2 sheds. The property is fronted by a iron balustraded terrace and the garden across the drive is also included.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.



COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

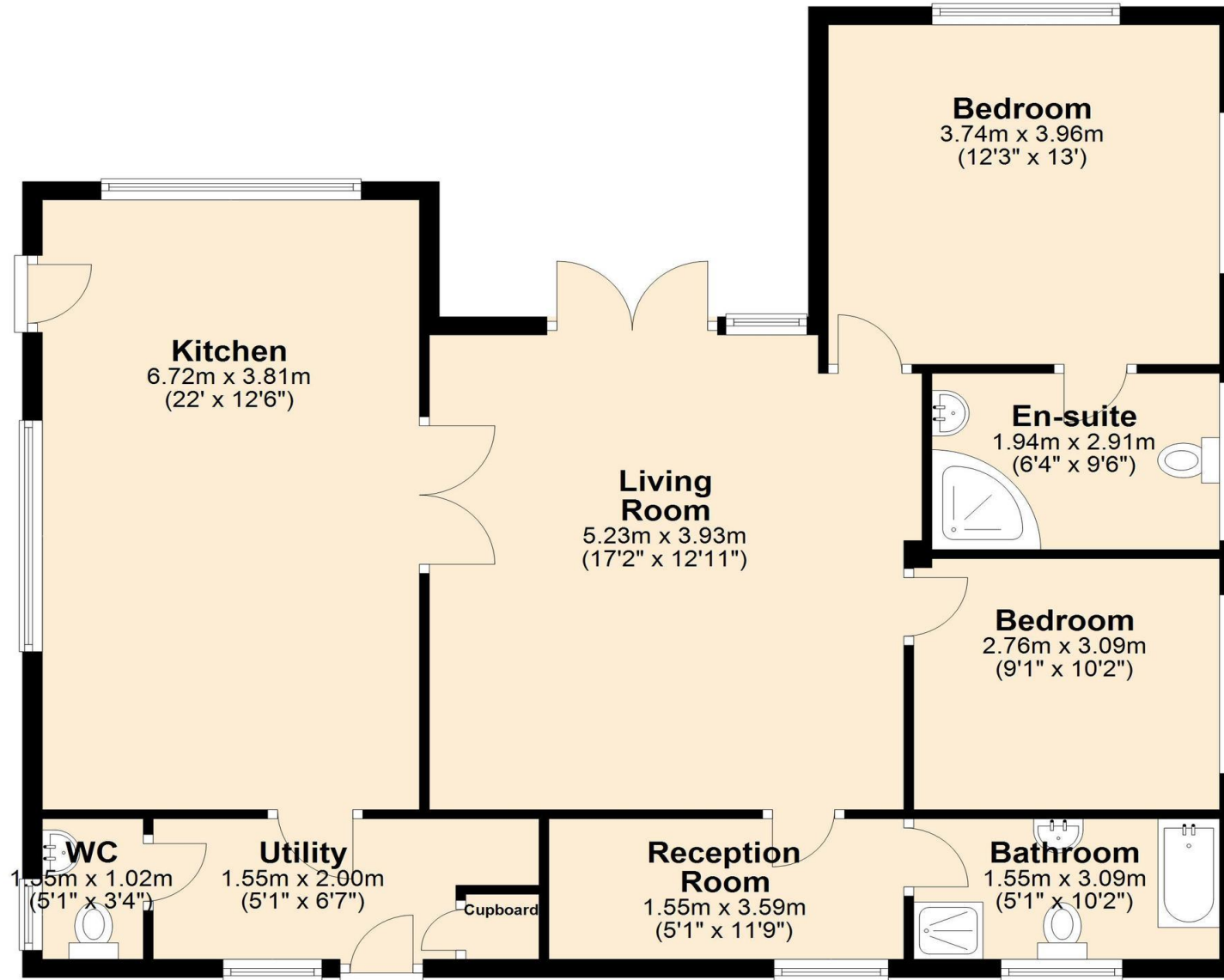
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





Ground Floor

Approx. 101.0 sq. metres (1087.3 sq. feet)



Total area: approx. 101.0 sq. metres (1087.3 sq. feet)

Address: Salisbury, 1a Main Street, Grasby, BARNETBY, DN38 6AH
RRN:

