



Front Street, Grasby



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£415,000



Key Features

- STUNNING REFURBISHED COTTAGE
- SOUGHT AFTER VILLAGE
- SUPERB GARDENS
- 3 RECEPTION ROOMS
- GARAGE AND RECEPTION PARKING
- COUNCIL TAX BAND D
- EPC RATING D
- FREEHOLD





Superbly refurbished by the current Vendors this detached coloured washed cottage successfully marries traditional character with modern elegance to create a home of relaxed sophistication defined by natural light. The evident quality is apparent in the outstanding contemporary breakfast kitchen with its integrated appliances and the crisp modern bathroom and shower rooms. The principle accommodation faces the landscaped gardens with the lounge ideal for cosy evenings being supplemented by the more formal dining area and a garden room which allows access to the rear courtyard. In addition to the 2 first floor bedrooms there is a further double bedroom and shower to the ground floor which is ideally suited to either a dependent relative or as a stylish guest suite. This eminently flexible home is further enhanced by the detached double garage and utility which could again be additional accommodation or workspace if required.

Imagination made real.

VIRTUAL TOUR
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SIDE ENTRANCE

A Pvcu door with side screen opens to the side hall spot lighting, skylight, radiator and built in cloaks cupboards.

TOILET

Divided into 2 sections with a cloaks area opening to the toilet with modern suite in white to include a closencoupled wc, with circular wash hand basin on a timber plinth, metro tiling to half height, radiator and Pvcu window.

DINING ROOM 4.4m x 3.87m (14'5" x 12'8")

Firmly placing relaxed entertaining in the centre of the home with oak flooring, skylight, 2 radiators, brick lined fireplace with

flagged hearth and inset cast iron stove, spot lighting and opening to

GARDEN ROOM 3.25m x 2.98m (10'8" x 9'10")

A stunning room enjoying views across the landscaped rear gardens with vaulted ceiling with inset skylight, Pvcu picture window and additional window and patio doors to the side courtyard, spotlights, radiator and oak flooring.

LOUNGE 4.29m x 3.73m (14'1" x 12'2")

This dual aspect room is the epitome of modern sophistication with a distinctive contemporary corner chimney fireplace with inset electric fire, skylight, radiator and twin wood and glazed doors back to the dining room.

BREAKFAST KITCHEN 5.23m x 3.99m (17'2" x 13'1")

Stunningly refurbished with an extensive range of modern sage coloured high and low units with oak worktops with inset 1 1/2 bowl ceramic sink unit with cupboards under, a range of integrated appliances to include a dishwasher, wine cooler, refrigerator and freezer. There is also an additional dresser unit, breakfast bar with marbled top, double larder store, herringbone designed oak flooring, tiled cooker recess with double oven electric range with extractor over, Pvcu window to the front aspect, painted beams to the ceiling and vestibule with matching units and Pvcu window.

INNER HALL

Traditionally styled with wainscot panelling, radiator, painted beams and Pvcu window.

BEDROOM 3.95m x 3.8m (13'0" x 12'6")

A stunning rear facing room ideal for either a dependent relative or guest suite with fitted window seat, double wardrobe and vertical radiator.

EN SUITE

Stylishly appointed with a suite in white to include a vanity unit with inset wash hand basin, wc with concealed cistern, full width panelled and glazed shower enclosure, extractor fan, Pvcu window, chrome radiator and oak flooring.





STAIR WELL 2.76m x 1.71m (9'1" x 5'7")

A dual aspect space with radiator and stair to the first floor.

LANDING

A well lit space with Pvcu window, radiator and cupboard housing the gas fired combination boiler.

BEDROOM 1 5.31m x 4.12m (17'5" x 13'6")

The definition of relaxed elegance. A beautifully proportioned dual aspect room with decorative panelling to one wall, 2 radiators and a range of fitted wardrobes and drawers to a further wall.

BATHROOM 2.74m x 1.83m (9'0" x 6'0")

Delightfully combining the modern and traditional this beautifully presented room includes a claw foot bath with telephone style mixer shower tap, close coupled wc, rectangular wash stand, chrome radiator, fully tiled to three walls and Pvcu window.

BEDROOM 2 2.34m x 4.05m (7'8" x 13'4")

A rear facing room with 2 radiators, Pvcu window and 2 steps up to

EN SUITE 2.91m x 1.69m (9'6" x 5'6")

A further modern room appointed with a glazed and panelled shower enclosure, vanity unit with marbled top and inset wash hand basin, wc, skylight, chrome radiator, extractor and access to the eaves storage area.



OUTSIDE

A gated side drive opens to a rear courtyard which provides secure parking for 2 cars and access to the detached colour washed and tiled detached GARAGE (8.95m x 4.08m internally) with electrically operated door, light, power and water, double glazed windows and door to UTILITY (3.42m x 3.51m) appointed with a range of fitted units, ceramic sink unit, plumbing for a washing machine and tumble dryer and pvcu door. The agent considers this building to be suited to a variety of uses including bespoke workspace or additional accommodation subject to the necessary permissions. A broad path leads past a raised gravel topped terrace ideal as an east facing breakfast terrace beyond which there is a further flagged seating area with pergola and

electric power which is fronted by raised sleeper edged herbaceous beds.. The central lawn is edged by a deep gravel topped shrub border and is best viewed from the raised timber deck with large summer house - ideal for those warm summer evenings.

KEY FACTS FOR BUYERS

[CLICK HERE](#)

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

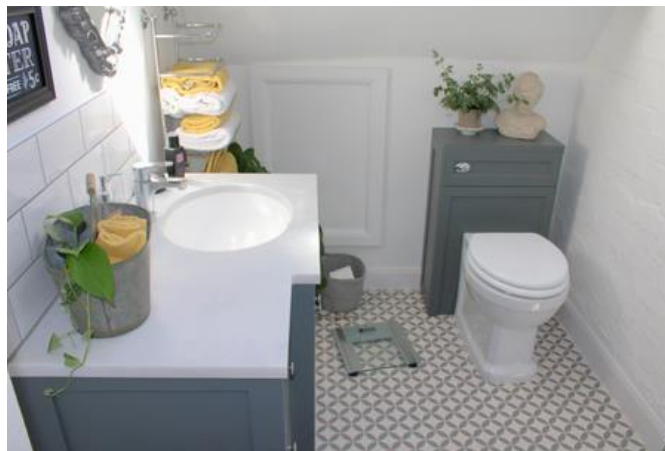
We understand that the latest Council Tax banding indicates that the property is a BAND D . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

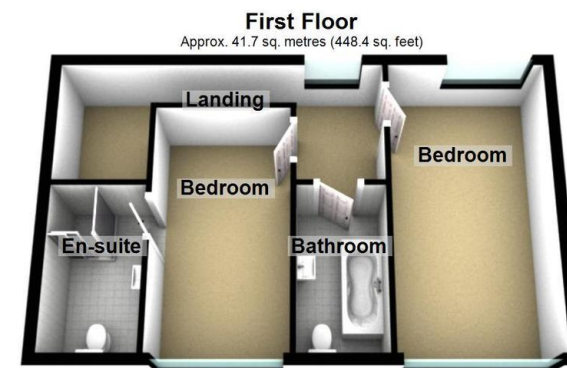
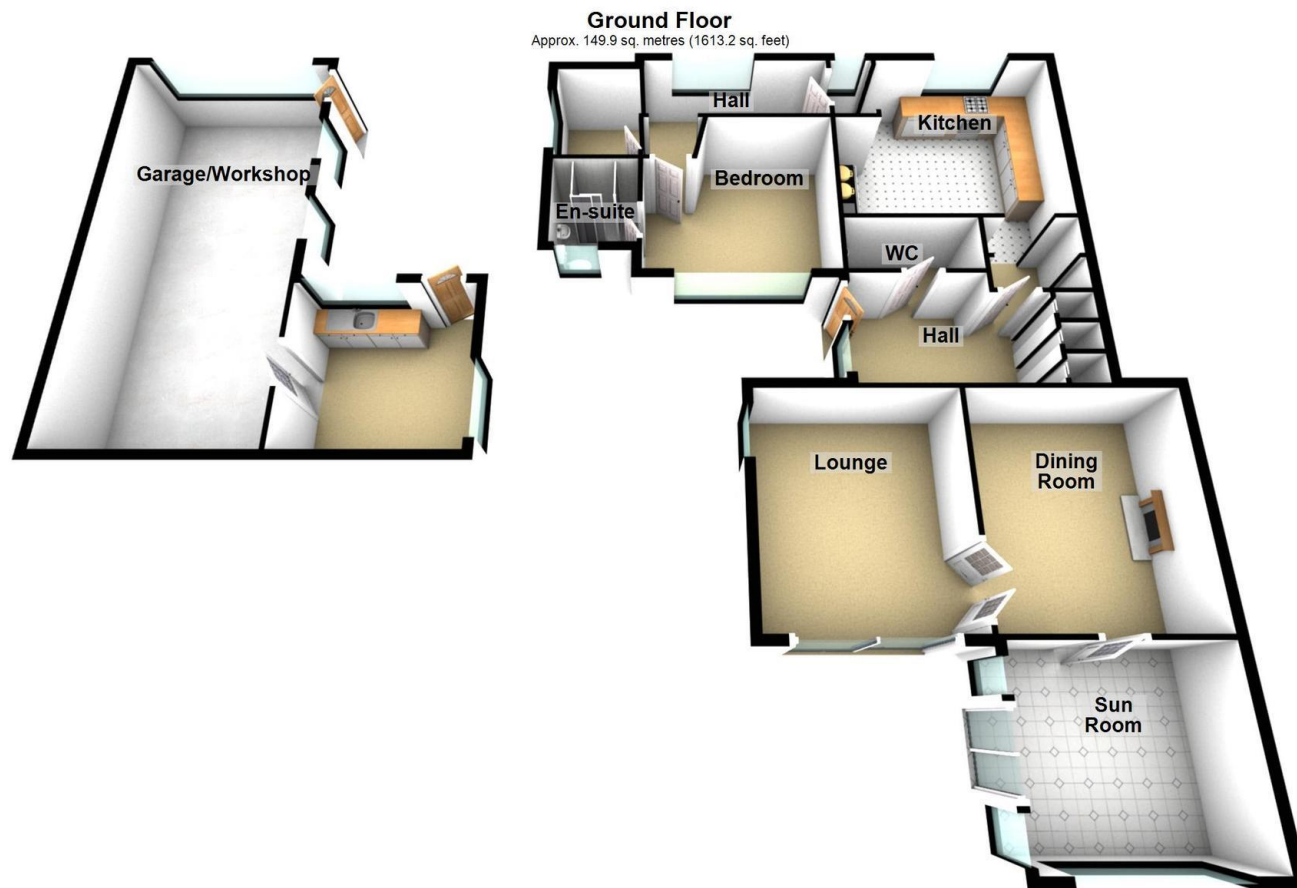
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

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.







Total area: approx. 191.5 sq. metres (2061.6 sq. feet)

