



Church Hill, Grasby



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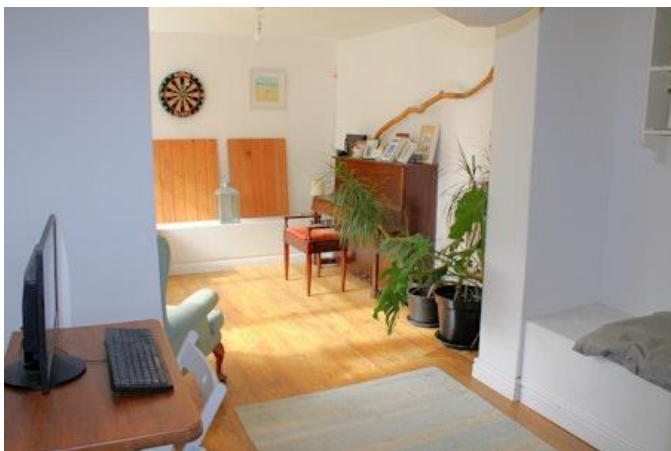
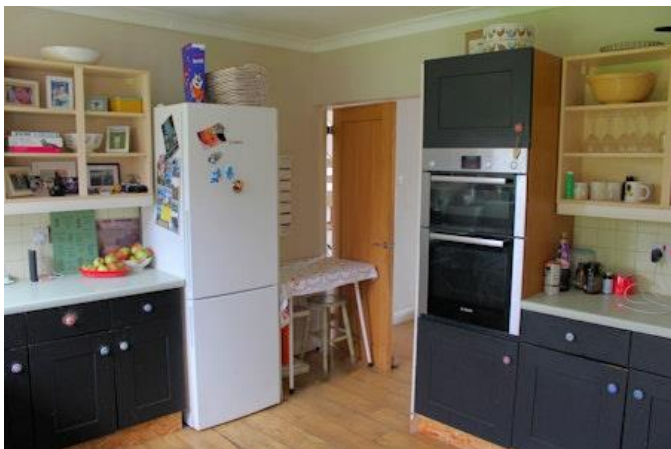
£320,000



Key Features

- SOUGHT AFTER VILLAGE
- FLEXIBLE ACCOMMODATION
- ENCLOSED GARDENS
- EXTENDED TO REAR
- EXTENSIVE GUEST PARKING
- COUNCIL TAX BAND D
- EPC RATING TBC
- FREEHOLD





Situated in the highly respected village of Grasby this detached home offers the supreme flexibility demanded by modern family life. In addition to the forward facing sitting room with stove there is an additional family room, study and double bedroom to the ground floor and the remaining 3 generous, first floor bedrooms are served by both a family bathroom and en suite shower room. In addition the former garage, which is now used as a games room or studio, there are enclosed rear gardens ideal for gentle relaxation and family games. Inevitable guests and family are well catered for by the 5 car reception parking.

A home worth coming home to.

ENTRANCE 5.1m x 3.5m (16'8" x 11'6")

A bright and airy L shaped hallway with oak style flooring, ranch balustraded staircase to the first floor, cupboard, radiator and double glazed door and side screens. (Max measurements.)

SITTING ROOM 5.36m x 3.64m (17'7" x 11'11")

A beautifully lit , relaxing space focused on the free standing cast iron log burner stove and enjoying views to the front gardens. The room opens to

KITCHEN 3.37m x 3.65m (11'1" x 12'0")

Appointed with a good range of high and low hand painted units with contrasting work tops and open fronted shelf units with inset sink, integrated dishwasher, refrigerator space, inset 5 burner gas hob with extractor over, built in oven and grill with storage over and under, double glazed window and door opening to the rear terrace.

CLOAK ROOM

Appointed with a suite in white to include a close coupled wc, wall mounted wash hand basin, laminated flooring and double glazed window.

UTILITY

A practical space with floor standing gas fired heating boiler, plumbing for an automatic washing machine, fitted airing cupboard, radiator and additional work tops.

BEDROOM 4 3.6m x 3.02m (11'10" x 9'11")

A versatile forward facing room currently used as a double bedroom with radiator.

STUDY 2.07m x 1.95m (6'10" x 6'5")

A modern essential with double glazed window to the side and radiator.

DAY ROOM 5.96m x 3.02m (19'7" x 9'11")

AN eminently flexible social space linking to the rear terrace and suited to use as either a further sitting room, music room or games room. The dual aspect room includes laminated flooring, central square arch, door to the garage and 2 radiators. (Maximum measurements.)

LANDING

Double glazed window to the rear, radiator and storage cupboard.

BEDROOM 1 7.24m x 3.05m (23'10" x 10'0")

A generous dual aspect room with 2 radiators, cupboards forming a bed head and 2 radiators.

EN SUITE 2.63m x 1.71m (8'7" x 5'7")

Appointed with a suite in white to include a pedestal wash hand basin, close coupled wc, glazed and tiled shower enclosure with electric shower, radiator and extractor fan.

BEDROOM 2 3.74m x 3.46m (12'4" x 11'5")

Enjoying views to the enclosed rear gardens with radiator, double glazed window, part sloping ceiling and access to the eaves.

BEDROOM 3 3.57m x 3.07m (11'8" x 10'1")

A further forward facing double room with double glazed window, radiator, built in storage cupboards, laminated flooring and part sloping ceiling.





BATHROOM 2.56m x 1.84m (8'5" x 6'0")

Appointed with a suite in white to include a panelled bath, rectangular vanity basin, close coupled wc, radiator, store cupboard and double glazed window.

OUTSIDE

The home is set well back from the road and screened to the front by established shrubs. A gravel topped drive and reception area allows off road parking for 5 cars and the remainder of the front is laid to lawn. Immediately to the rear of the home there is a gravel topped seating area leading to the Day room and a further covered flagged terrace allows access to the GAMES ROOM / GYM (7.34m x 2.93m) which has been lined and includes 2 electric radiators and french doors to the rear. (This space could be reconverted to a Garage if required.)The remainder of the enclosed rear is ideal for relaxed family games and features a neat lawn with shrub borders, raised vegetable beds and 2 useful garden stores.

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

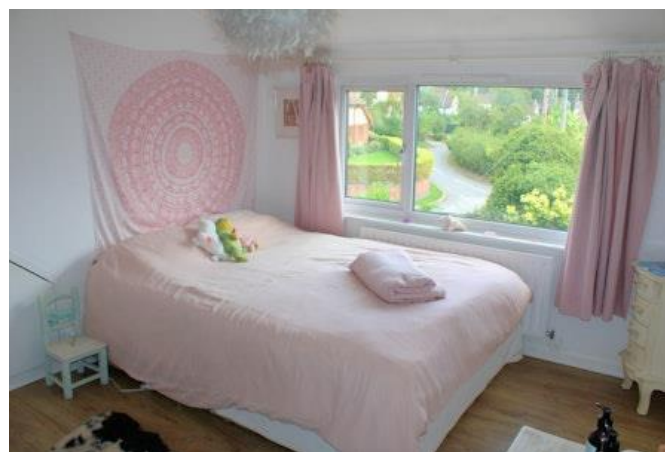
We understand that the latest Council Tax banding indicates that the property is a BAND D. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

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.





