



The Bungalow, Grasby, Barnetby

 3  2  1



£350,000



## Key Features

- TURNKEY HOME
- SOUGHT AFTER VILLAGE
- 21' DAY KITCHEN
- 18' LOUNGE
- SUPERB EN SUITE
- 4 PIECE BATHROOM
- EPC RATING C
- FREEHOLD







This beautifully presented, distinctive split level bungalow epitomises modern elegance and style. Defined by light, and of obvious quality throughout, the home offers generous accommodation including a 21' well appointed day kitchen which links to the landscaped garden with its views of the village church to form a outstanding entertaining and social space. The rear facing, superbly lit lounge is centred on the Minster style fireplace and again links to the rear garden.



In addition to the master bedroom with its triple wardrobe and stylish en suite shower room, there are a further 2 bedrooms to add flexibility to the accommodation - snug, office or bedroom, the choice is yours - and a further bathroom with large bath and separate shower provides a taste of luxury.

Those inevitable guests are well catered for by the 3 car reception drive and attached garage.

The enclosed rear gardens are a particular delight and the well stocked shrub and herbaceous borders are best viewed from either of the 2 seating areas - a peaceful antidote to modern life.

There is further potential with the boarded loft which could become an excellent hobby space if required.

This turnkey home really must be viewed to fully appreciate the quality and style of this stunning property.



#### **RECEPTION HALL 4.22m x 2.05m (13'10" x 6'8")**

A broad hall giving a warm welcome with fitted cupboards and access to the extensive boarded loft space

#### **DAY KITCHEN 6.57m x 3.71m (21'7" x 12'2")**

A stunning relaxed social space extensively appointed with contemporary beech style fronted high and low units with contrasting tops linking to the landscaped, enclosed rear gardens and including a central island unit and breakfast bar, integrated dishwasher, plumbing for a washing machine, 7 burner gas fired Stoves range and space for an upright fridge/freezer.

#### **BEDROOM 1 3.73m x 3.64m (12'2" x 11'11")**

(MINIMUM MEASUREMENTS) A delightful dual aspect double room with triple wardrobe.

#### **EN SUITE 2.67m x 1.78m (8'10" x 5'10")**

An indulgent luxury appointed with a modern suite in white and including a quadrant shower enclosure, rectangular vanity basin and close coupled wc.

#### **BATHROOM 3.79m x 1.91m (12'5" x 6'4")**

Stylishly appointed with luxurious, large bath, separate shower enclosure, vanity basin and toilet.

#### **LOWER HALL**

Leading from the main hall with 2 steps down and giving access to the remaining bedrooms and to the lounge via twin, glazed doors.

#### **LOUNGE 5m x 4.34m (16'5" x 14'2")**

The epitome of simple elegance this beautifully proportioned room is centred on the Minster style fireplace with inset gas fire and enjoys access to the rear gardens via french doors and a deep, fixed double glazed window ensures that the room is suffused with light throughout the year.

#### **BEDROOM 2 4.49m x 2.74m (14'8" x 9'0")**

(MINIMUM MEASUREMENTS) A further, forward facing double room.







### BEDROOM 3 3.24m x 2.76m (10'7" x 9'1")

A versatile space currently used as a snug but also suited as either a home office or additional guest bedroom.

### OUTSIDE

The home is fronted by a block paved reception area allowing both off road parking for 3 cars together with access to the GARAGE (5.38m x 2.63m) with electrically operated door, light, power and water and eave storage.

The enclosed rear gardens have been landscaped to include mature, well stocked shrub and herbaceous borders fringing a neat lawn and is best viewed from either of the 2 flagged seating areas - ideal for gentle relaxation.

### 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 E. 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.















