

FOR SALE

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**33 SUTTON LANE, GRANBY, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9PY**

£299,950

33 SUTTON LANE, GRANBY, NOTTINGHAMSHIRE NG13 9PY

Position, setting and plot... this one has all three! Occupying a superb rural location on the edge of this highly regarded village and enjoying fantastic open views to the front and rear, the property has been significantly extended to now provide versatile living with three reception areas and with the extremely large and private rear garden being perfect for those who enjoy al fresco entertaining with family and friends.

The property is available with NO CHAIN and would be ideal for families, either up-sizing or locating into the village, particularly making use from the potential of the summer house / home office within the rear garden... only a short walk to work!

The property is set well back from Sutton Lane with generous established frontage providing off-road car standing for four vehicles and leading to the Garage.

Internally the property has an entrance porch, hallway with stairs to the first floor open plan lounge / dining area, garden room / home office area, breakfast kitchen, utility room and W.C. To the first floor are the three double bedrooms, and one single, with a family bathroom... all accessed via a split level landing. In addition the property benefits from double glazing and oil fired central heating from a boiler that was fitted recently.

The extensive gardens at the rear are a particular feature being enclosed and with fabulous privacy with no houses at the rear... only neighbouring farmers' fields... and a similar outlook at the front. A large area of patio then leads through a swing-gate into the lawned gardens, in which there is a metal storage shed as well as a summer house with fabulous potential for relaxation, a hot tub or conversion into the ideal home office.

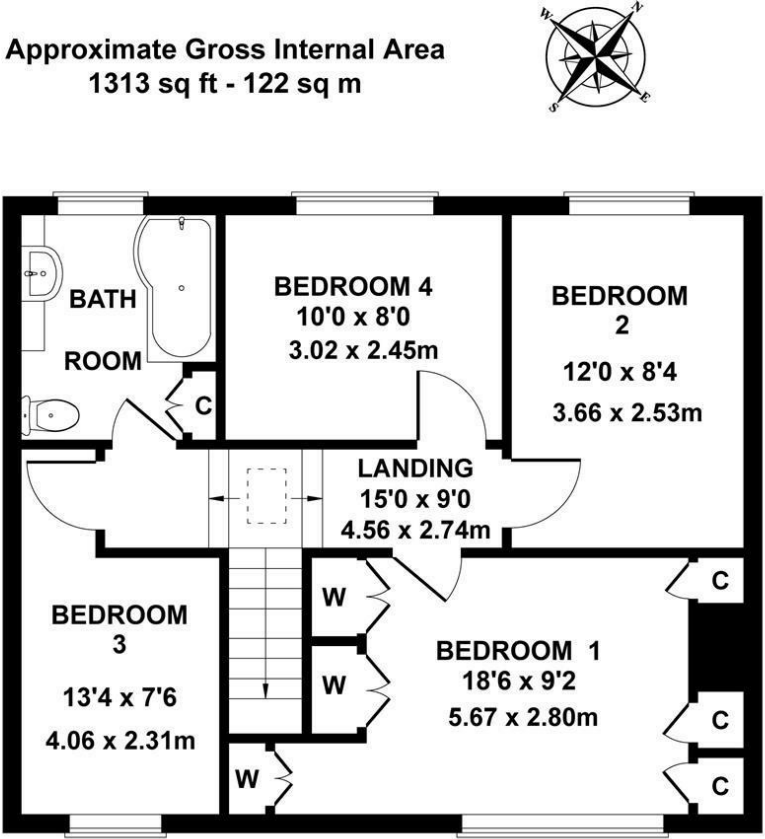
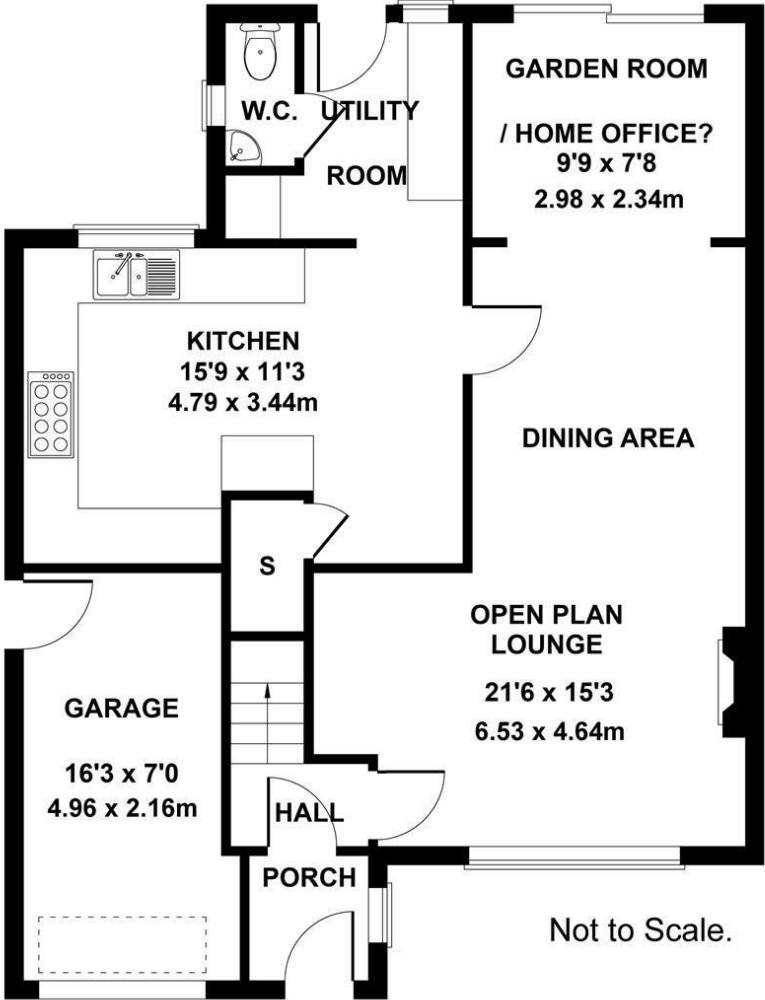
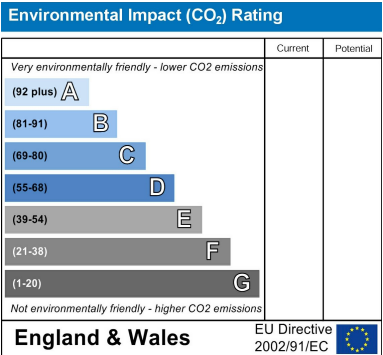
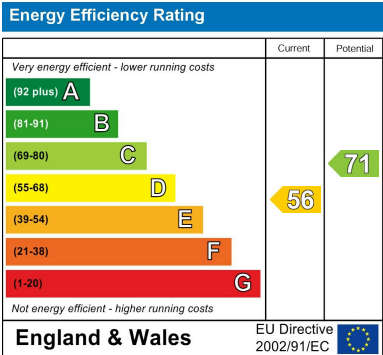


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre and follow the road round to the right passing the new Fosse Way View Care Home on the right hand side. At the T junction turn left onto the A52. Turn next right as directed to Plungar and Granby. On entering the village up the hill, continue through the village on Main Street until turning left onto Sutton Lane and this property is clearly denoted on the left hand side by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 9PY

Council Tax Band

C



Approximate Gross Internal Area
1313 sq ft - 122 sq m



Not to Scale. For Illustrative Purposes Only.



Double glazed entrance door into the

PORCH

with uPVC double glazed window to the side elevation, tile effect flooring and wooden and glazed door to the Entrance Hall.

HALLWAY

with stairs rising to the first floor and a door into the

OPEN PLAN LOUNGE / DINING

21'6 x 15'3 (6.55m x 4.65m)

with a UPVC double glazed window to the front, a central heating radiator, a feature open fireplace, television point.



DINING AREA

with a central heating radiator and a panel door to the breakfast kitchen.





GARDEN ROOM ' / HOME OFFICE AREA

9'9 x 7'3 (2.97m x 2.21m)

with double glazed patio doors to the seating area of the rear garden.

BREAKFAST KITCHEN

15'9 x 11'3 (4.80m x 3.43m)

with a range of base and wall mounted units with marble effect work surface over, space and plumbing for dishwasher, space for full sized fridge freezer, inset stainless steel sink and drainer, freestanding electric and gas range cooker, tile effect flooring, under-stairs storage cupboard, breakfast bar area, uPVC double glazed window to the rear elevation and an open through to the



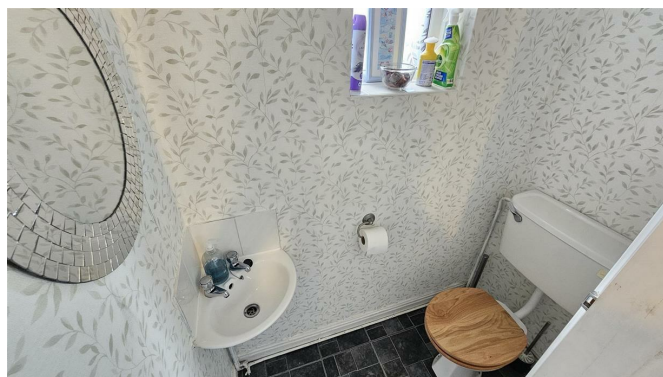


UTILITY ROOM

a continuation of the base and wall mounted units with marble effect work surface over, space and plumbing for washing machine, space for further under counter appliance, panel door to the Ground Floor W.C. and uPVC double glazed window and door to the rear garden.

GROUND FLOOR W.C.

with a two piece suite comprising: W.C. and wash basin, continuation of the tile effect flooring and uPVC double glazed window to the side elevation





LANDING
with a split landing dividing both left and right.

BEDROOM 1
18'6 x 9'2 (5.64m x 2.79m)
a central heating radiator and a double glazed window overlooking the rural views to the front.





BEDROOM 2

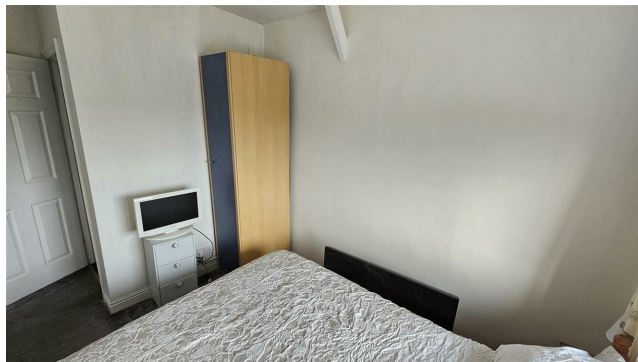
12'0 x 8'4 (3.66m x 2.54m)

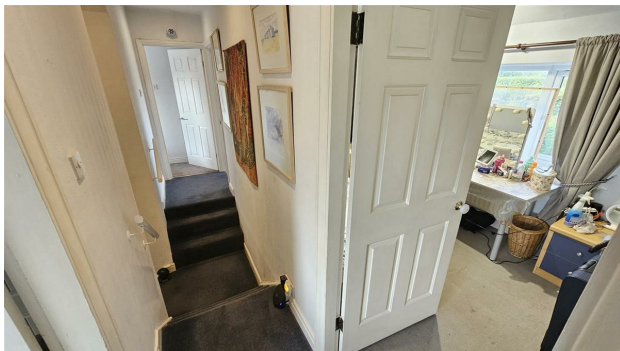
a central heating radiator and a double glazed window overlooking the rear garden and fields beyond.

BEDROOM 3

13'4 x 7'6 (4.06m x 2.29m)

a central heating radiator and a double glazed window overlooking the rural views to the front.



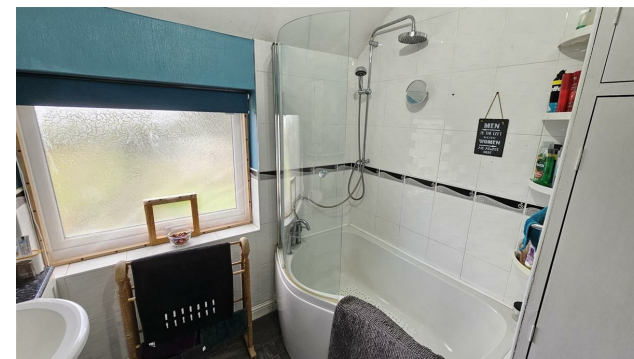


BEDROOM 4

10'0 x 8'0 (3.05m x 2.44m)
a central heating radiator and a double glazed window overlooking the rear gardens and fields beyond.

FABULOUS FAMILY BATHROOM

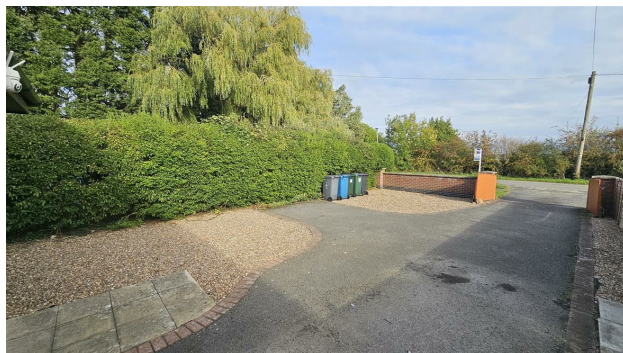
with a three piece suite comprising low flush W.C., wash basin fitted into a vanity storage unit and P-Shaped panel bath with chrome rain shower over, uPVC double glazed window to the rear elevation, stainless steel vertical heated towel rail and cupboard housing the hot water cylinder.





OUTSIDE - FRONT

The property is set well back from Sutton Lane with generous established frontage providing off-road car standing for four vehicles and leading to the Garage. A mature hedge provides the security and the open outlook to the front is across neighbouring farmland.





OUTSIDE - REAR

External oil central heating boiler which is approximately two years old and the oil tank is screened with trellis. The extensive gardens at the rear are a particular feature being enclosed and with fabulous privacy with no houses at the rear... only neighbouring farmers' fields... and a similar outlook at the front. A large area of patio then leads through a swing-gate into the lawned gardens, in which there is a metal storage shed as well as a summer house with fabulous potential for relaxation, a hot tub or conversion into the ideal home office.





Steve Pritchett

Please contact us for a FREE discussion on our services

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