



Main Street,  
Granby, NG13 9PQ





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Granby, NG13 9PQ  
£350,000**

This character, three bedroom home is offered to the market located within the popular Vale of Belvoir Village of Granby. With accommodation comprising: Entrance Hall, Living room with feature log burning stove, Kitchen, Dining Room, Ground Floor Bathroom, Three Double Bedrooms, Shower Room, and a Garage, Utility, Courtyard Area and Garden. Viewing is highly recommended. EPC Rating D. Council Tax Band B. Freehold. No Upward Chain.

**Entrance**

Stained glass and timber door into Entrance Hall.

**Entrance Hall**

A lovely welcoming reception with traditional styled tiled flooring, window to the front elevation, stairs rising to the first floor and doors to the Ground Floor Bathroom and Living Room.





### Ground Floor Bathroom

**7'4" x 5'10" (2.24 x 1.78)**

Fitted with a three suite comprising: W.C. wash basin and panel bath with shower over, tiling to wet areas, slate tiled flooring and window to the side elevation.

### Living Room

**23'9" x 12'2" (7.26 x 3.73)**

A spacious primary reception room with Oak flooring, feature log burning stove, television point, door to the Kitchen and French doors leading out to a separate Rear Courtyard.

### Kitchen

**10'9" x 7'8" (3.30 x 2.36)**

Fitted with a good range of base and wall mounted units with Granite work surface over, space and plumbing for dishwasher, space for fridge freezer, electric hob with extractor fan over, double oven, inset sink and drainer, tiled flooring, open through to the Dining Room and door to the Rear Courtyard.

### Dining Room

**18'11" x 10'2" (5.79 x 3.10)**

UPVC double glazed sliding patio doors to the Garden and door to the Utility Room and Garage.

### Landing

Doors to Bedrooms and Shower Room, airing cupboard and window to the side elevation.

### Master Bedroom

**12'9" x 12'4" (3.91 x 3.76)**

Window to the front elevation.

### Bedroom Two

**11'5" x 10'7" (3.48 x 3.23)**

Window to the rear elevation.

### Bedroom Three

**10'11" x 7'10" (3.35 x 2.39)**

Window to the side elevation.

### Shower Room

**7'8" x 4'0" (2.36 x 1.22)**

Fitted with a three piece suite comprising: W.C. wash basin and double shower enclosure and window to the side elevation.

### Utility Room

Space and plumbing for washing machine, wall mounted gas central heating boiler and door to the Garden and Garage.

### Garage

Garage door, light and power.

### Courtyard

Hard landscaped and enclosed to all sides.

### Garden

Situated on a corner plot with the garden being laid to lawn and a flagstone patio area ideal for entertaining and alfresco dining.

### Agents Note

This property has mains gas central heating, mains drains, water and electric.

This property is currently rented out and has a valid EICR and Gas Certificate when this property was marketed 22/8/24

There is broadband in the area and mobile phone signal.

Very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be



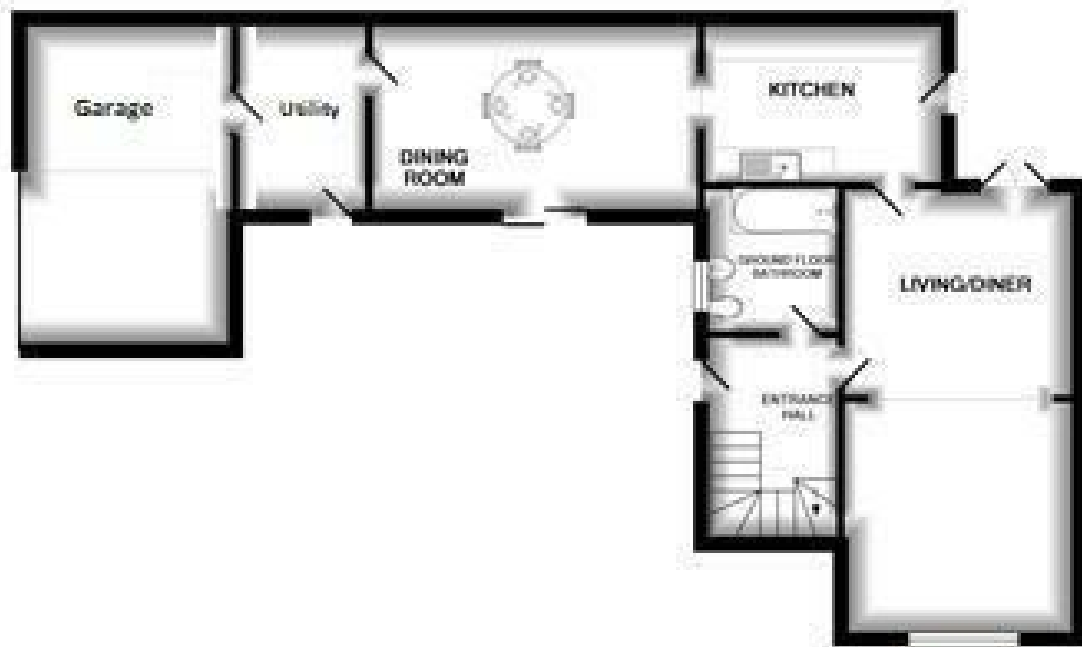


regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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GROUND FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR

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