



Grange Lane, Willingham By Stow



4



3



2

£399,950



Key Features

- Detached
- Four Bedrooms
- Two Reception Rooms
- Balcony
- En-suite
- Village Location
- EPC rating TBC
- Freehold





Four bedroom detached house, located in the heart of the village of Willingham By Stow. This beautiful property offers space inside and out.

The property consists of entrance hall, lounge, dining room, conservatory, breakfast kitchen, shower room, utility, and bedroom four to the ground floor. To the first floor there are three double bedrooms, with en-suite and balcony to main and family bathroom. Outside the property to the front there is a block paved driveway with room for up to four cars, detached single garage and artificial grass garden. To the rear of the property there is a lawned garden with patio area.



Entrance Hall

External door to front aspect, and stairs to first floor.

Dining Room 12'0" x 12'0" (3.7m x 3.7m)

Window to front aspect, multi-fuel burner and radiator.

Lounge 18'1" x 14'7" (5.5m x 4.5m)

Windows and door leading to conservatory, multi-fuel burner and radiator.

Conservatory 10'1" x 14'7" (3.1m x 4.5m)

Windows to all aspects and patio doors to side aspect.

Breakfast Kitchen 9'11" x 18'0" (3m x 5.5m)

Windows to front and side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, double electric oven, four burner gas hob with extractor over, integrated dishwasher, integrated fridge and freezer, understair cupboard and radiator.

Utility Room 6'11" x 5'2" (2.1m x 1.6m)

Window to rear aspect and fitted with a range of base units with worktops over, sink with drainer, space and plumbing for washing machine and tumble dryer.



Porch

External door to front aspect.

Shower Room 4'1" x 5'2" (1.2m x 1.6m)

Window to rear aspect and fitted with shower cubicle, low level WC, wash hand basin, radiator and extractor.

Bedroom Four 15.10m x 10.00m (49'6" x 32'10")

Window to front aspect, radiator and small kitchenette.

Landing

Access to loft.

Bedroom One 4.15m x 3.68m (13'7" x 12'1")

Window to front aspect, fitted wardrobes and radiator.

Ensuite 1.20m x 2.31m (3'11" x 7'7")

Fitted with shower cubicle, low level WC, wash hand basin, extractor and radiator.

Balcony 2.37m x 4.42m (7'10" x 14'6")

Facing to front of the property, with views over the village.

Bedroom Two 3.40m x 4.42m (11'2" x 14'6")

Window to side aspect and radiator.

Bedroom Three 2.97m x 3.68m (9'8" x 12'1")

Window to front aspect and radiator.

Family Bathroom 2.06m x 3.51m (6'10" x 11'6")

Window to side aspect and fitted with shower cubicle, wash hand basin, low level WC, panel bath, extractor and radiator.

Outside Front

Block paved driveway with ample parking, artificial lawned garden and detached single garage.

Outside Rear

Lawned garden with patio area.



Garage 3.64m x 6.75m (11'11" x 22'1")

Electric roller door with key fob, personal door to side aspect, power, lighting and inspection pit.

Agent Note 0.00m x 0.00m (0'0" x 0'0")

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GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1837 sq.ft. (170.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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