



Granson Way, Washingborough



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£219,950 NO CHAIN



Key Features

- Extended Detached Bungalow
- Three Bedrooms
- 18ft Lounge
- Kitchen Diner
- Utility
- UPVC DG & GCH
- EPC Rating D
- FREEHOLD





Offered for sale with no chain this extended detached bungalow comprises of entrance hall, 18ft lounge, kitchen diner with integrated appliances including oven, hob and fridge, three bedrooms, bathroom, separate wc and utility. A driveway extends to the side of the property to the single garage with gardens front and rear landscaped for ease of maintenance.

Entrance

The property is entered via a glazed door leading into a side porch with access to the garage and rear garden.

Hallway

With built in airing cupboard

Lounge 12'2" x 18'1" (3.7m x 5.5m)

Window to front elevation, radiator and decorative tv plinth and raised fireplace with sliding glazed door to the kitchen diner.

Kitchen Diner 10'1" x 20'3" (3.1m x 6.2m)

Two windows to the side elevation, radiator, range of base and eye level units with workop, tiled splashback and sink, built in oven, hob with extractor and integrated fridge.

Bedroom 1 12'6" x 15'1" (3.8m x 4.6m)

With window to the rear elevation and radiator.

Bedroom 2 9'3" x 12'6" (2.8m x 3.8m)

With window to the rear elevation and radiator.

Bedroom 3 7'7" x 8'3" (2.3m x 2.5m)

With window to the side elevation and radiator.

Bathroom

Window to side elevation, heated towel rail, panelled bath, separate shower cubicle and low level wc.

WC

Low level wc and window to side elevation.

Utility 9'7" x 12'4" (2.9m x 3.8m)

Sink unit, plumbing for washing machine, window to rear elevation and door to rear garden.

Outside

To the front of the property the garden is enclosed by a low hedge and gravelled. The rear garden is enclosed by wooden fencing and gravelled for ease of maintenance.

Garage 9'0" x 19'10" (2.7m x 6m)

Up and over door, side personal door with power and light connected.

Tenure

Freehold

Agents Note

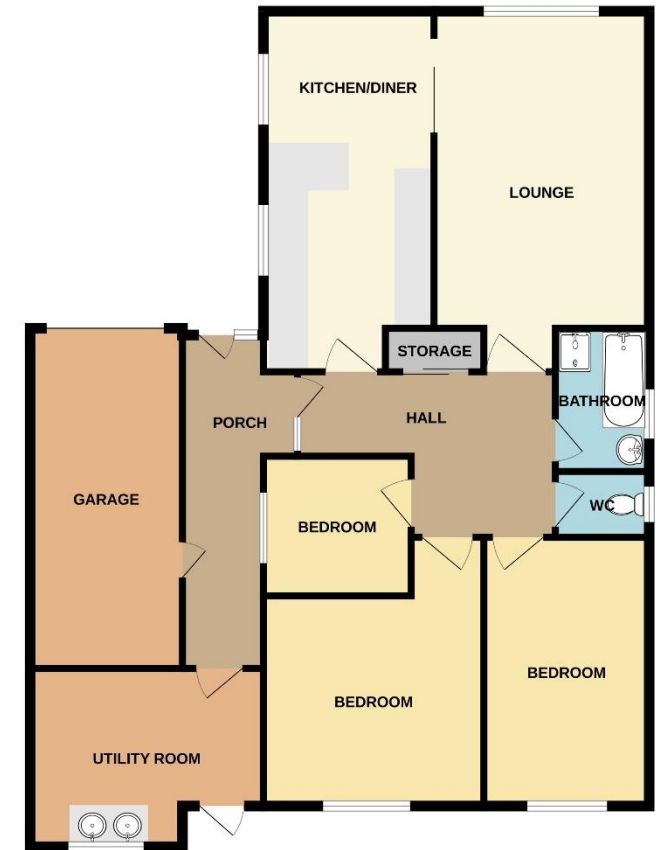
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
1325 sq.ft. (123.1 sq.m.) approx.



GRANSON WAY, WASHINGBOROUGH LN4 1HF
TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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. The 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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