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Grange Lane, Utterby



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When it comes to
property it must be


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£360,000

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Welcome to this immaculate detached bungalow, a perfect home for families and couples alike, nestled in a quiet, peaceful, semi-rural village on the edge of the stunning Lincolnshire Wolds.

Key Features

- Detached bungalow
- Open fields to rear
- Larger than average plot
- Three double bedrooms
- Master bedroom with garden access
- Contemporary bathroom
- Recently Refurbished Open Plan Kitchen
- Large Timber Workshop
- EPC rating E
- Tenure: Freehold





Welcome to this immaculate detached bungalow, a perfect home for families and couples alike, nestled in a quiet, peaceful, semi-rural village on the edge of the stunning Lincolnshire Wolds. This property boasts a larger than average plot, with open fields to the rear, offering a tranquil retreat from the hustle and bustle. The property features three comfortable double bedrooms, with the master bedroom offering French doors opening out to the garden. The house is equipped with contemporary bathroom featuring rain shower additional cloakroom WC. The heart of the home is the recently refurbished and extended, open-plan family kitchen with modern appliances, natural light, and a vaulted ceiling. Beautiful quartz countertops add a touch of elegance. The lounge with a cosy fireplace and log burner, perfect for relaxed entertaining. The property also benefits from a large timber workshop, extensive driveway, and a garage. The recent renovations add to the unique charm of this property. This delightful home is near public transport links, making commuting a breeze. Let's make this your new haven!

Entrance Hall

Part glazed composite door. Built in cupboard housing the electric consumer unit. Window to the rear. Coving to the ceiling and wood effect laminate flooring. Radiators, one with a decorative cover. Access to all rooms.

Cloakroom WC

Window to the rear. Fitted with a white two piece suite comprising close coupled wc and wash hand basin with tiled splash back. Coving to the ceiling and tiled floor. Radiator.

Lounge

12'1" x 13'1" (3.7m x 4m)

Lovely dual aspect room with windows at the front and side. The main focal feature is the fireplace with Oak mantle beam incorporating a log burner. TV aerial point and coving to the ceiling. Radiator.

Family Kitchen

21'6" x 9'1" (6.6m x 2.8m)

Bright and airy room with the extension boasting a vaulted ceiling with Velux windows. Twin long picture windows and French style doors to the rear garden. Sage shaker style wall and base units with quartz countertops, upstands and splashback. Blanco under mounted sink unit with mixer tap. Built in Neff appliances include double electric oven, microwave, induction hob, designer extractor and larger fridge. Bosch integrated dishwasher. Solid Oak herringbone flooring with under floor heating. Recessed ceiling lights and pelmet lighting.

Bathroom

9'5" x 5'5" (2.9m x 1.7m)

Window to the rear. Fitted with a three piece contemporary suite comprising P-Shaped shower/bath with glass screen and rainfall mixer shower. Vanity wash hand basin with storage below. Close coupled wc and chrome heated towel rail. Attractive tiling to the splash areas and floor.

Bedroom One

12'1" x 9'6" (3.7m x 2.9m)

French style doors opening to the rear garden. Solid Oak flooring and contemporary vertical column radiator. Door leading to the utility area/Garage.

Bedroom Two

10'4" x 10'10" (3.1m x 3.3m)

Window to the front. Radiator.

Bedroom Three

13'1" x 8'1" (4m x 2.5m)

Window to the front. Radiator.

Garage & Utility Area

18'1" x 9'7" (5.5m x 2.9m)

Attached brick garage with up and over entrance door. Window to the side and personnel door to the rear garden. Power and light. Towards the end of the garage is a utility area with plumbing for a washing machine, Belfast sink with hot and cold running water and the floor standing oil fired central heating boiler.

Gardens

The property is well screened from the lane with mature and well maintained hedging to the perimeters. Access via double timber gates onto an extensive gravel and block paved driveway, offering off road parking for several vehicles or a motorhome. The extensive front garden is laid to lawn with various mature trees and shrubs. Timber garden shed and large timber workshop (10'4 x 19'10) with power and light. Oil storage tank to the side. The side and rear gardens have pedestrian access from the front. Predominately laid to lawn with shrubs and well maintained hedging. Paved pathway and sun terrace, an ideal space for entertaining in the summer months. Outside power points and tap. Outside lighting surrounding the bungalow.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

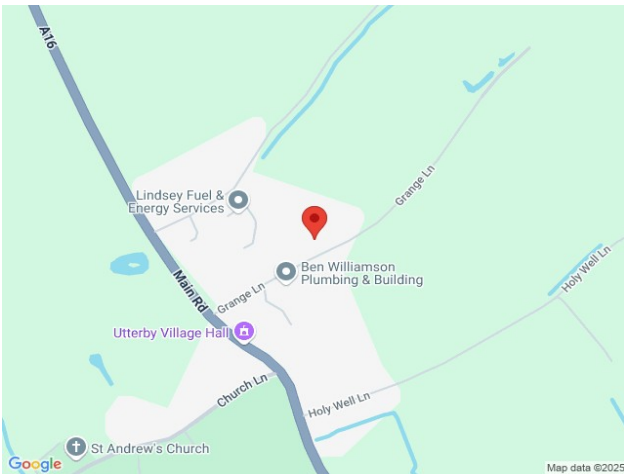
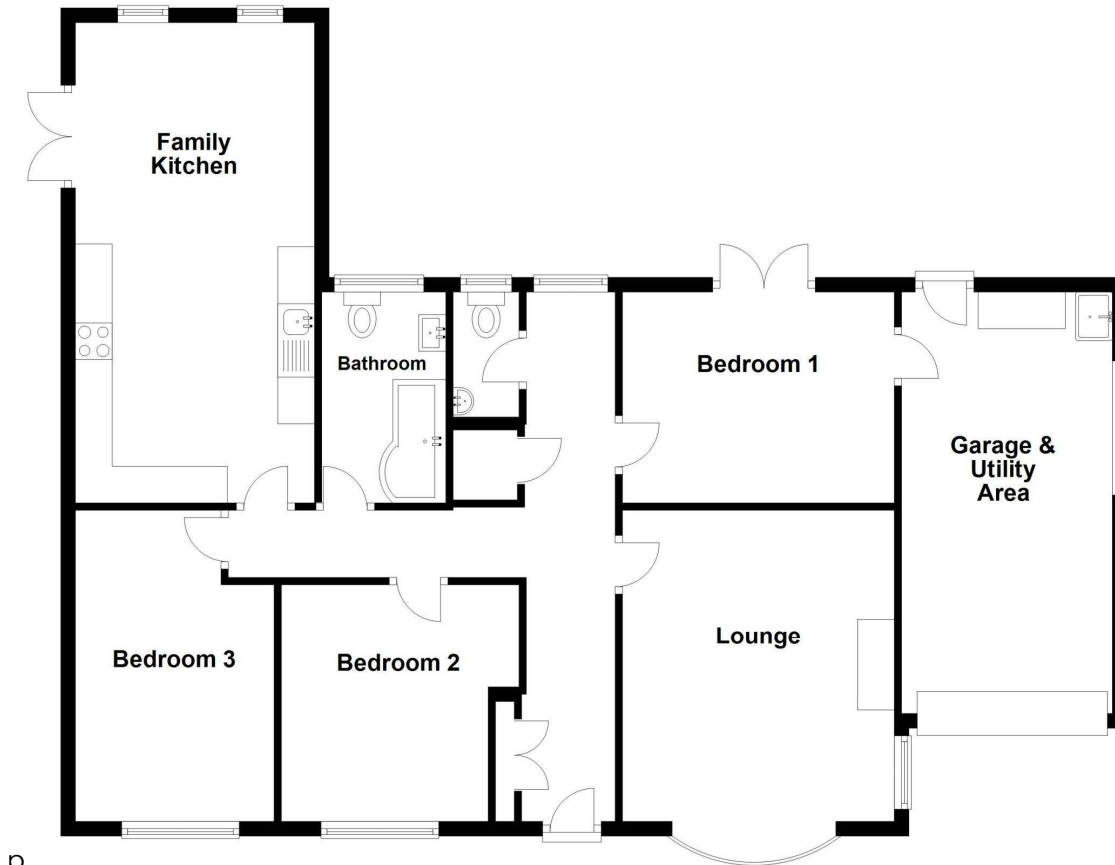
Mobile and Broadband Checker

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.





Ground Floor



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