



## Lochnagar, Main Street, Graizelound

£315,000 Freehold

A SUPERB TRADITIONAL DETACHED FAMILY HOME • EXCELLENT SIZED REAR GARDEN • OPEN COUNTRYSIDE VIEWS TO THE FRONT • PA/2025/1306 - FULL PLANNING PERMISSION FOR A REAR EXTENSION • 3 RECEPTION ROOMS • 4 BEDROOMS • STYLISH NEWLY FITTED SHOWER ROOM • DETACHED BRICK BUILT GARAGE (2.75m x 7.15m)

Traditional 4-bed detached home in Graizelound with countryside views, planning permission for extension, garage, ample parking, large private garden, and modern kitchen and shower room.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

### **Double Glazing**

Full uPVC double glazed windows and doors.

### **Central Heating**

There is an oil fired central heating system to radiators.

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**Central Entrance Hallway**

4' 8" x 3' 6" (1.42m x 1.07m)

Front uPVC double glazed window, staircase to first floor accommodation, wall to ceiling coving and doors to;

**Dining Room**

10' 8" x 9' 4" (3.25m x 2.85m)

Front uPVC double glazed window, under the stairs storage and glazed door leads through to;

**Kitchen**

12' 8" x 10' 8" (3.87m x 3.26m)

Internal single glazed window and entrance door leads to the sun room. The kitchen enjoys an extensive range of shaker style finished in an ivory with brushed aluminium style pull handles with butcher block style worktop with tiled splash back incorporating a one and a half bowl sink unit with block mixer tap and drainer to the side, space for a range cooker and plumbing for appliances, floor mounted boiler and wall to ceiling coving.

**Living Room**

21' 10" x 10' 11" (6.65m x 3.34m)

Front uPVC double glazed window, internal aluminium framed double glazed sliding patio doors leads through to the sun room, brick fireplace with open grate, wall to ceiling coving and ceiling rose.





### Sun Room

22' 10" x 8' 8" (6.95m x 2.65m)

With surrounding hardwood timber framed windows, rear uPVC double glazed French doors leading to the garden and sloped ceiling.

### First Floor Landing

Has wall to ceiling coving and doors to;

### Master Bedroom 1

12' 0" x 11' 0" (3.66m x 3.35m)

Front uPVC double glazed window, over the stairs recess with fitted vanity and wall to ceiling coving.

### Front Double Bedroom 2

9' 5" x 10' 7" (2.86m x 3.23m)

Front uPVC double glazed window and built-in over the stairs wardrobe.

### Rear Bedroom 3

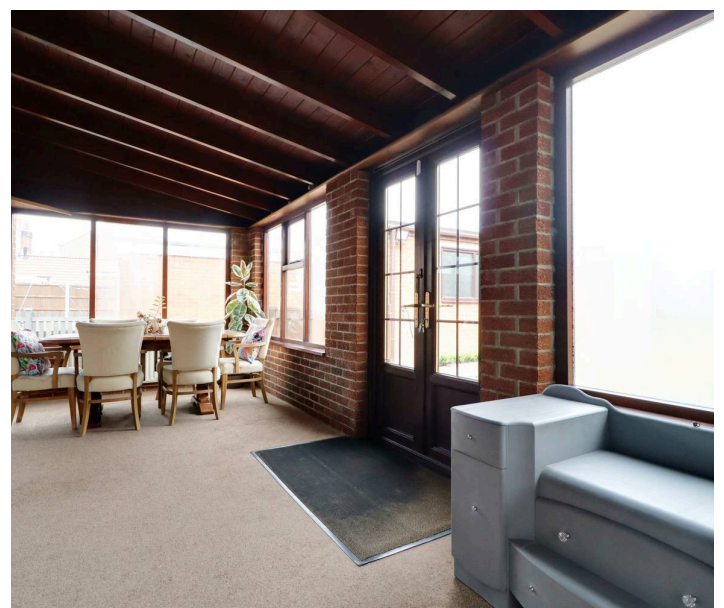
8' 9" x 8' 5" (2.67m x 2.56m)

Rear uPVC double glazed window and built-in wardrobes.

### Rear Bedroom 4

9' 4" x 7' 7" (2.85m x 2.32m)

Rear uPVC double glazed window.





### **Stylish Family Shower Room**

7' 3" x 5' 7" (2.20m x 1.70m)

Rear uPVC double glazed window with patterned glazing, quality suite in white comprising a close couple low flush WC, adjoining wall mounted vanity wash hand basin, walk-in shower with overhead mains shower and glazed screen, part tiling to walls, modern chrome towel rail, inset modern ceiling spotlights and tiled flooring.

### **Grounds**

To the front has a low maintenance pebbled garden which can provide additional parking to a resin laid driveway that provides extensive parking for a number of vehicles and continues down the side and leads to garaging. The rear garden is of an excellent size that comes principally lawned with mature borders and provides raised vegetable beds with a number of pebble and flagged seating areas.

### **Garage**

23' 5" x 8' 11" (7.15m x 2.73m)

The property enjoys the benefit of a brick built detached single garage with up and over front door, side uPVC door and window with internal power and lighting, housing a cloakroom and being fully alarmed.

### **Outbuilding**

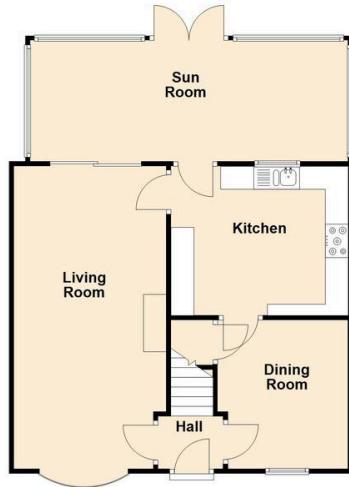
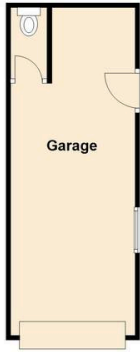
Adjoining the garage is a timber lean to store shed.



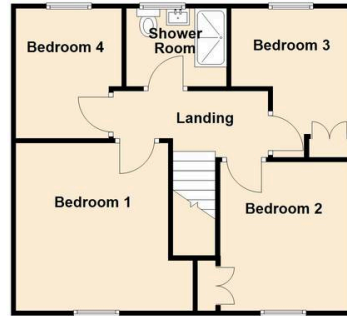




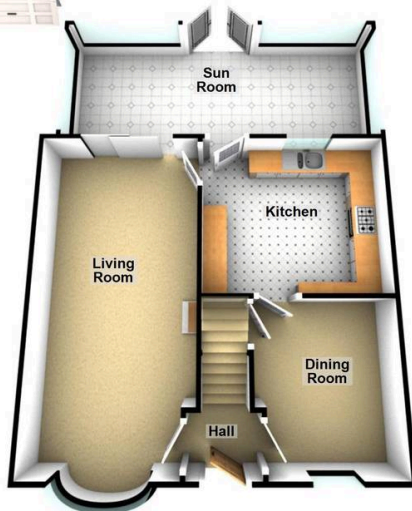
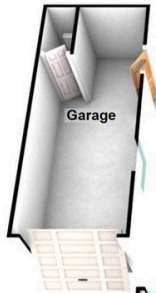
**Ground Floor**  
Approx. 86.9 sq. metres (935.5 sq. feet)



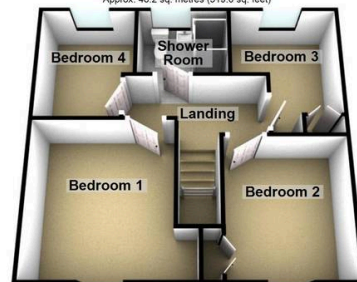
**First Floor**  
Approx. 48.2 sq. metres (519.0 sq. feet)



**Ground Floor**  
Approx. 86.9 sq. metres (935.5 sq. feet)



**First Floor**  
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Total area: approx. 135.1 sq. metres (1454.5 sq. feet)

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