



GRANVILLE AVENUE, NORTHBOROUGH, PE6 9DB
£259,000 FREEHOLD

An immaculately presented and maintained bungalow set within this highly sought after village, set along a popular roadway, close to the village shop and bus stop. A lovely light sitting room, spacious kitchen dining room, modern shower room and two double bedrooms provide a wonderful opportunity for new owners to sit back and enjoy from move in day. Complimented by a generous frontage, and a good size, low maintenance rear garden. The property is also sold with the added advantage of no forward chain

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ACCOMMODATION

Across the driveway leading to the side UPVC entrance door to;

ENTRANCE HALL

A lovely welcoming space to start the accommodation, with telephone point, TV point, power points, airing cupboard housing hot water tank, radiator.

SITTING ROOM

13'11 x 10'11 a lovely light and comfortable space, with UPVC window to front aspect, feature electric fireplace, two radiators, power points, TV point, coving to plastered ceiling

BEDROOM TWO

9'11 maximum into recess x 10'11 a pleasant double bedroom, with UPVC window to front aspect, power points, radiator

BEDROOM ONE

9'11 x 12'11 a good size double bedroom with UPVC window to rear aspect, built in triple wardrobe with sliding mirrored doors, power points, radiator

SHOWER ROOM

A modern suite with frosted UPVC window to side aspect, comprising, low level wc, pedestal wash hand basin, walk in shower cubicle with glass screen and electric shower over, full height wall tiling, radiator, heated towel rail

KITCHEN DINING ROOM

17'3 x 10'4 a wonderful spacious room with ample space for dining table, with two UPVC windows to the rear aspect and UPVC patio doors opening out to the garden, fitted with a range of base and eye level storage units with contrasting work surface over, integrated fridge, integrated freezer, space for washing machine, integrated eye level oven and grill, built in four ring gas hob, 1 ½ bowl sink unit with mixer tap, tiled splashback, power points, radiator

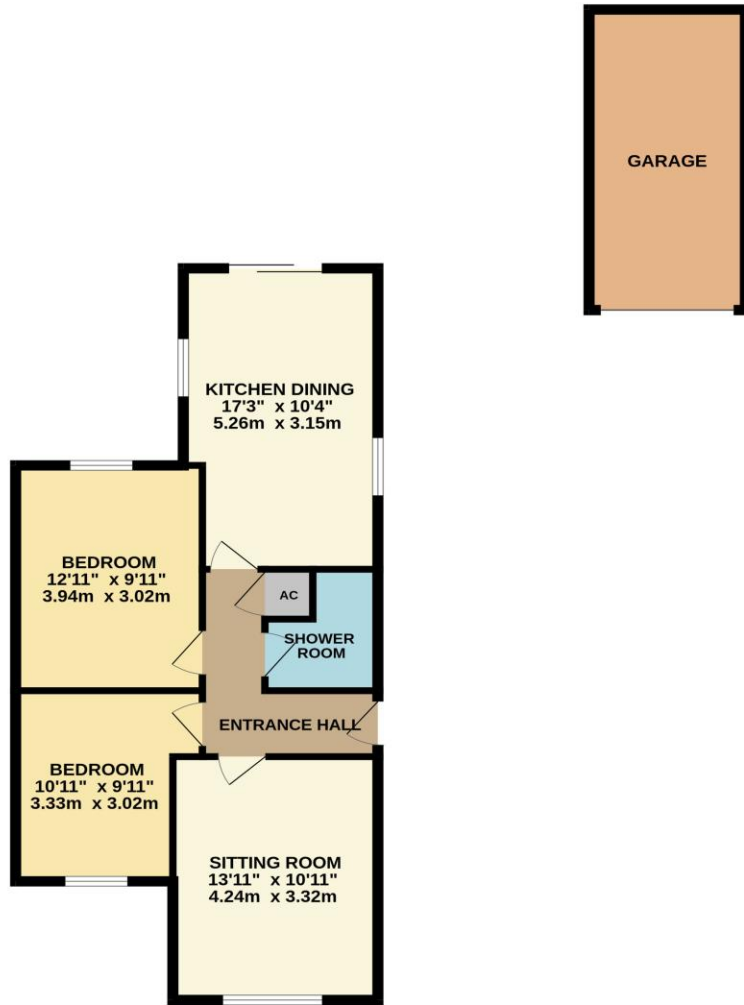
OUTSIDE

The front of the property is approached by the driveway providing off road parking for several vehicles leading to the single garage (power and light connected), immaculately kept with gravelled frontage which could provide additional parking if needed. A side

gate gives access to the rear garden, again immaculately kept and maintained, designed for low maintenance with a large patio with steps down to the gravelled area and well stocked planted borders bringing an array of colour, the gardens are enclosed by fencing to side and rear aspect, timber garden shed.



GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		78
D	(55-68)	66	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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