

Hough Road, Frieston, Grantham NG32 3BY

william h brown

welcome to

Hough Road, Frieston, Grantham

WOW - REDUCED, REDUCED, REDUCED .... Fabulous village location .. Beautiful spacious detached bungalow offering versatile accommodation throughout. Benefiting from a modern kitchen, large lounge diner, generous driveway, new carport and garage, plus enclosed rear garden. NO ONWARD CHAIN.













Entrance Hall
Entering the property to the front through a part glazed door into the hallway with carpet, hatch access to the loft and access into all rooms.

Lounge/Diner
20' 11" x 15' 9" Max (6.38m x 4.80m Max)
Lovely dual aspect room with windows to the front and side aspects, feature fireplace with decorative surround, marble effect hearth and electric log burner, carpet and two radiators.

Kitchen
13' 9" x 9' 8" (4.19m x 2.95m)
Spacious kitchen with a window to the rear aspect and having a range of natural coloured units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Freestanding cooker with hob and extractor hood above, space for appliances, tile effect flooring, coving to the ceiling and door leading out to the side aspect.

Bedroom One
11' 7" x 11' 8" Max (3.53m x 3.56m Max)
With a window to the front aspect, built-in mirrored wardrobes, carpet, coving to the ceiling and a radiator.

Bedroom Two
11' 10" x 9' 2" (3.61m x 2.79m)
With a window to the side aspect, carpet and a radiator.

Bedroom Three
With French doors and window panels leading out to the rear garden, built-in wardrobes, carpet and a radiator.

Shower Room
8' 2" x 6' 6" (2.49m x 1.98m)
With two windows to the rear aspect and comprising of a double shower cubicle, vanity sink unit with storage and integrated low level WC, tiling to the walls and floor, extractor fan and a radiator.

General Description Outside
Double gated access to the front with a selection of trees and shrubs, driveway with gravel frontage leading to a single garage with a renewed carport. Hedging and fencing to the side aspects. Gated access through to the rear.
The large rear garden faces South East featuring a good sized paved patio area, perfect for outside dining and entertaining, lawn with mature shrub borders and a shed.

Single Garage - Wooden doors, power and lighting.

Agents Note:
'The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved'.

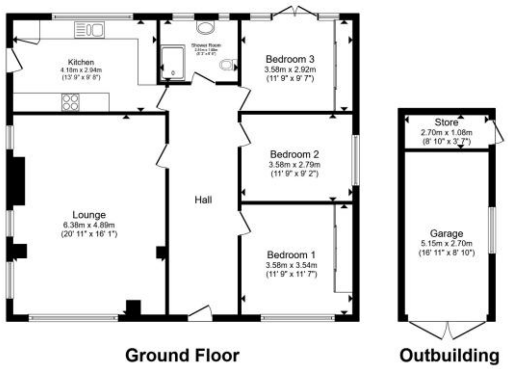
Agents Note1:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Hough Road, Frieston Grantham

- Ample parking with garage and carport
- Peaceful village location
- Three good sized bedrooms
- Good size plot with generous garden
- NO ONWARD CHAIN.

Tenure: Freehold EPC Rating: D
Council Tax Band: D



Total floor area 120.4 m² (1,296 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

guide price

£345,000 - £355,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114349

The Property Ombudsman

Property Ref:
GST114349 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01476 566363

Grantham@williamhbrown.co.uk

63 High Street, GRANTHAM, Lincolnshire, NG31 6NN

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.