



Boundary Lodge Chapel Lane, Granby

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Granby, Nottingham

Offered to the market is this Three Bedroom, Detached Bungalow, located down a gated private road within the picturesque village of Granby and having accommodation comprising: Entrance Hall, open plan Living / Dining Room, modern Kitchen, Three Double Bedrooms, Master having an En-Suite Shower Room, Family Bathroom, Detached Double Garage with driveway providing off street parking and Gardens. EPC Rating - TBC. Council Tax Band - E. Freehold. No Upward Chain.

Council Tax band: E

Tenure: Freehold





Entrance

Wooden and glazed door into Kitchen Diner.

Kitchen Diner

11' 2" x 14' 2" (3.41m x 4.31m)

Fitted with a contemporary range of base and wall mounted units with work surface over, inset contemporary sink and drainer with modern mixer tap, space and plumbing for washing machine, space for American style fridge freezer, built-in fan assisted oven and grill, built-in microwave, wine fridge, touch electric hob with extractor fan over, cupboard housing the gas central heating boiler, tiled flooring, television point, wooden double glazed window and door into Hall.

Hall

Doors to accommodation, wooden double glazed window wooden and glazed door to the Garden, intercom system for the eclectic gates and having loft hatch.

Living Room

21' 7" x 11' 3" (6.58m x 3.42m)

A light and bright double aspect reception room with wooden double glazed windows to two elevations, television point and open through to the Dining Area.

Dining Area

10' 10" x 11' 1" (3.31m x 3.39m)

Another double aspect light filled room with wooden double glazed windows to two elevations and wooden and glazed door to the front.

Family Bathroom

7' 7" x 8' 6" (2.31m x 2.59m)

Fitted with a contemporary three piece suite comprising: W.C., wash basin and shaped bath with central mixer tap, heated towel rail, tiling to floors and walls and having built-in storage.





Master Bedroom

13' 3" x 17' 5" (4.03m x 5.32m)

Two wooden double glazed windows and door to the En-Suite.

En-Suite

4' 6" x 7' 5" (1.38m x 2.27m)

Fitted with a three piece suite comprising: W.C., wash basin and walk-in double shower cubicle with Triton electric shower over, tiling to floor and walls and heated towel rail.

Bedroom Two

10' 4" x 12' 2" (3.15m x 3.70m)

Wooden double glazed window.

Bedroom Three

10' 4" x 12' 4" (3.14m x 3.75m)

Wooden double glazed window.

Double Garage

17' 7" x 17' 5" (5.37m x 5.30m)

Electric garage door to the front, light and power.

Outside

The Rear Garden has been laid to artificial grass with planted borders and there is a pedestrian gate accessing the private road. To the Front there is a gravelled driveway providing off street parking for several vehicles and archway leading to a paved area and further pedestrian gate to the private road.

Agents Note

This property has mains gas central heating, mains drains, water and electric. There is broadband in the area and mobile phone signal. Very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate. Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with

finance. We may receive a fee of 20% on average this is £100







GROUND FLOOR





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