



Salisbury Main Street
Grasby, DN38 6AH
£299,950

Bella
properties

**** NO CHAIN **** Located in the sought after village of Grasby, Bella Properties welcomes to the market for sale this three bedroom detached bungalow. This lovely home has well proportioned rooms throughout and briefly comprises of the living room, spacious kitchen/diner, separate utility room, W/C, the master bedroom with its own en-suite, second bedroom, third bedroom/office and four piece family bathroom suite. Externally, there is a driveway leading to off road parking, a detached double garage and lawned gardens to both the front and rear.

Ideal for a family or couple requiring a spacious bungalow in a great position, this home really needs to be viewed to be appreciated. Contact us today to avoid disappointment!



Living Room 16'7" x 16'10" (5.06 x 5.14)

Entrance to the property is via the double doors and into the living room. Oak flooring with coving to the ceiling, four skylights and cast-iron multi-fuel stove.

Kitchen/Diner 12'7" x 22'5" (3.84 x 6.85)

Vinyl effect tiled flooring with coving to the ceiling, uPVC bay window faces to the front of the property, further uPVC window faces to the side of the property and external door leads to the side of the property. A mixture of base height and wall mounted units with countertops, tiled splashbacks, integrated oven, grill, hob and overhead extractor fan and integrated stainless steel sink and drainer.

Utility 13'3" x 6'3" (4.05 x 1.93)

Tiled flooring with coving to the ceiling and window and door faces to the rear of the property. Base height unit with integrated sink and drainer and space and plumbing for white goods.

W/C 3'7" x 6'3" (1.11 x 1.93)

A two piece suite consisting of toilet and sink with vanity unit. uPVC window faces to the side of the property.

Master Bedroom 12'2" x 13'7" (3.71 x 4.16)

Wooden flooring with coving to the ceiling and uPVC window faces to the front of the property. Internal door leads to the en-suite.

En-Suite 6'9" x 9'10" (2.08 x 3.02)

Tiled flooring with coving to the ceiling, built in storage, heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of toilet, sink and shower cubicle.

Bedroom Two 9'5" x 10'6" (2.88 x 3.22)

Wooden flooring with coving to the ceiling and uPVC window faces to the side of the property.

Bedroom Three/Office 6'5" x 12'2" (1.98 x 3.73)

Wooden flooring with uPVC window facing to the rear of the property.

Bathroom 6'3" x 10'6" (1.93 x 3.21)

Tiled flooring with tiled walls, heated towel rail and uPVC window faces to the rear of the property. A four piece suite consisting of bathtub, shower, sink with vanity unit and toilet.

External

To the front of the property is a lawned garden with a driveway leading to space for off road parking and the detached double garage which measures 6.09m x 5.35m. To the rear is a further garden with summerhouse.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Floor Plan



Total area: approx. 144.7 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		