



Grantham Road , Bracebridge
Heath



OIRO £400,000

- Back To Brick Renovation
- Four Bedrooms
- Detached Bungalow
- NO ONWARD CHAIN
- Open-Plan Living & A Snug
- Sought After Location
- Tenure: Freehold
- EPC Rating D



**** NO ONWARD CHAIN **** Fully Refurbished Detached Bungalow. The current owners have gone back to brick to create this spacious **FOUR BEDROOM** property. The property has been extended to make this the perfect family home. Ideally positioned within walking distance of LSST secondary school, Bracebridge Heath Primary School, Shops and Doctors.

The accommodation on offer comprises Entrance Hall, Snug/Bedroom Five, Open-plan Living Kitchen Dining area, Utility and Four Bedrooms with En-suite and walking wardrobe to the main bedroom. Externally the property has also gone under renovation with a gravel driveway with room for up to six cars leading a Detached Single Garage. To the rear of the property, there is a large flag stone patio with a lawned garden with mature fruit trees.

The property further benefits from Gas Central Heating and uPVC Double Glazing.

Entrance Hall

External door to front aspect and doors to all rooms.

Bedroom One 10'5" x 11'1" (3.2m x 3.4m)

Bay window to the front aspect, walk in wardrobe, access to the en-suite and a radiator.



En-suite 5'0" x 7'0" (1.5m x 2.1m)

With a low level wc, wash hand basin, enclosed shower and radiator.

Bedroom Two 11'10" x 10'0" (3.6m x 3m)

Window to front aspect and radiator.

Bedroom Three 7'10" x 10'0" (2.4m x 3m)

Window to side aspect and radiator.

Bedroom Four 7'0" x 10'11" (2.1m x 3.3m)

Window to side aspect and radiator.

Snug 8'10" x 10'0" (2.7m x 3m)

Window to side aspect and radiator.

Openplan Kitchen Living Dining Area 22'0" x 23'11" (6.7m x 7.3m)

With Bi-fold doors to the rear aspect and fitted with a modern range of wall and base units with worktops over, sink with draining and a range of integrated appliances including Fridge Freezer, Double Oven, Induction Hob with built in Extractor, Dish Washer and Wine Chiller. Radiator.



Utility WC 7'5" x 5'9" (2.3m x 1.8m)

Fitted with a range of modern wall and base units with worktops over, sink with drainer, space and plumbing for washing machine, low level WC and radiator.

Outside

To the front of the property there is a gravel driveway with room for up to six cars leading to a detached single garage. To the rear of the property there is an enclosed landscaped garden with flag stone patio and lawned garden with mature fruit trees.

Single Detached Garage 19' x 9' (6m x 3m)

with electric roller door, power and lighting.

Agent Note

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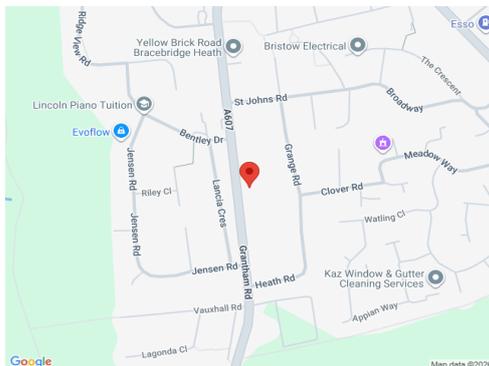
GROUND FLOOR
1368 sq.ft. (127.1 sq.m.) approx.



GRANTHAM ROAD, BRACEBRIDGE HEATH, LN4 2QD

TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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