



# 33 Green Lane

Isle Of Grain ME3 0DQ

**Offers Over £270,000**



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1

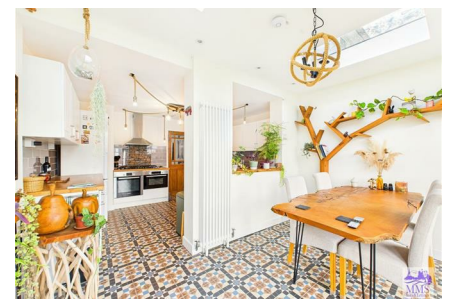


2



C

Nestled in the charming village of Isle of Grain, this delightful terraced house on Green Lane offers a perfect blend of comfort and modern living. Spanning a comfortable amount of square feet, this property has been thoughtfully adapted by the current owners, transforming what was once three modest bedrooms into two spacious double rooms. Should you wish to revert to a three-bedroom layout, this can be accomplished with ease. The heart of the home is undoubtedly the stunning kitchen breakfast room, which has been enhanced by a rear extension. This inviting space overlooks the beautifully maintained rear garden, which features an artificial lawn, ensuring minimal upkeep while providing a lovely outdoor area for relaxation or entertaining. In addition to the generous living spaces, the property boasts a garage en-bloc, which has been recently updated with a new roof and door within the last five years. This garage not only provides secure storage but also includes a parking space in front, adding to the convenience of this lovely home. The front of the property features a quaint courtyard garden, complemented by a welcoming porch that leads into the hallway. Isle of Grain is a remote village that offers a true sense of community, with various local amenities to cater to your everyday needs. This property presents an excellent opportunity for those seeking a comfortable home in a peaceful setting, with the potential for further personalisation. Don't miss the chance to make this charming house your new home. With a Council tax band of Band EPC rating of C this property is practical and energy efficient



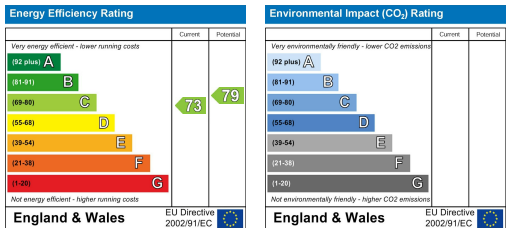
# Area Map



# Floor Plans

<p><b>Ground Floor Building 1</b></p>	<p><b>Floor 1 Building 1</b></p>	<p><b>Approximate total area<sup>(1)</sup></b> 927 ft<sup>2</sup> 86.1 m<sup>2</sup></p>
<p><b>Ground Floor Building 2</b></p>		<p>(1) Excluding balconies and terraces</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

# Energy Efficiency Graph



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