

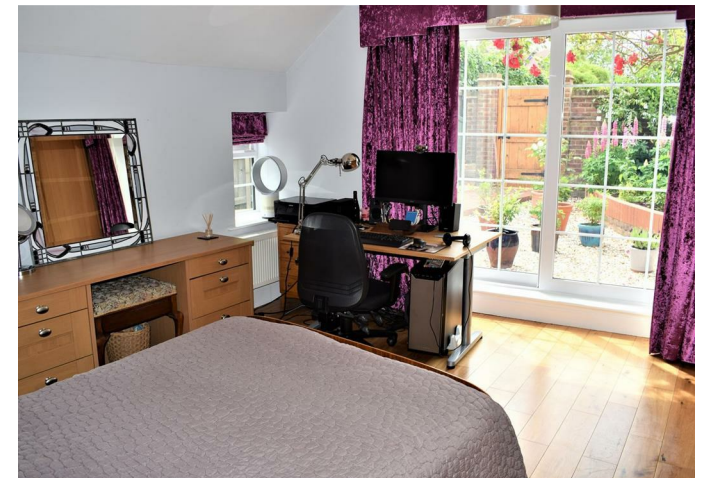


Vicarage Lane,
Grasby, Lincolnshire, DN38 6AU



Vicarage Lane,
Grasby, Lincolnshire, DN38 6AU
Reduced To £280,000

This delightfully presented colour washed cottage beautifully marries the traditional and the contemporary to create a 4 bedroom home of style and versatility in the highly respected village of Grasby. The home is designed to take advantage of the private, southern rear gardens with the principle rooms all enjoying garden views. Internally the property includes ledged and braced doors, ceiling beams and post work together with a contemporary light grey Breakfast Kitchen and modern Bathroom and separate Shower room. In addition to the 2 reception rooms and Conservatory there is a generous ground floor Bedroom which links to the rose garden and could easily accommodate a dependent relative if required. The remaining 3 first floor bedrooms are served by a Bathroom with modern 3 piece suite. A gravel topped reception area and well stocked gardens, designed for relaxed entertaining, complete this stunning home.



LOUNGE

15'0" x 12'10" (4.59m x 3.93m)

An intimate retreat centred on the exposed brick chimney breast with flagged hearth and inset cast iron stove and featuring exposed ceiling beams and posts, spot lighting, radiator, coving, tv aerial point, telephone point, built in store cupboard, door to the Sitting Room and twin Pvcu double glazed French doors to

CONSERVATORY

8'10" x 7'10" (2.71m x 2.41m)

Enjoying views across the enclosed rear gardens and comprising of Pvcu double glazed panels over brick plinths with glazed roof and french doors to the side aspect.

SITTING ROOM

15'3" max x 14'0" max (4.65m max x 4.29m max)

A centrally situated, dual aspect family room with Pvcu double glazed windows to the front and rear, ceiling beam, brick built fireplace with raised quarry tiled hearth with inset cast iron stove, radiator, coving and spindle balustraded stair to the first floor.

BREAKFAST KITCHEN

13'8" x 13'6" (4.17m x 4.12m)

The social heart of the home, extensively appointed with a contemporary range of light grey fronted units with light, sparkle granite style worktops to include matching Blanco resin sink with mixer tap and cupboard under, dishwasher space, 8 further base units, refrigerator recess, radiator, spot lighting, ceiling beam, space for a range style cooker, tiled splash areas, Pvcu double glazed windows to the front and the rear, woodgrain effect tiled floor and rear entrance door.

UTILITY LOBBY

A practical area with space and plumbing for an automatic washing machine, wall shelving and wall mounted gas fired central heating boiler.

SHOWER ROOM

7'1" x 5'1" (2.18m x 1.56m)

Appointed with a modern suite in white to include rectangular vanity stand with inset basin and cupboard under, close coupled wc, glazed and tiled shower enclosure, extractor fan, radiator and Pvcu double glazed window.

BEDROOM 1

13'4" x 12'7" (4.08m x 3.84m)

A generous dual aspect double room with 2 Pvcu double glazed windows to the rear and Pvcu double glazed patio doors to the side rose garden. The beautifully lit room also includes oak flooring, 2 radiator and a range of fitted furniture By Sharpes to include 2 double wardrobes and a gentlemen's wardrobe.

LOWER LANDING

With fitted wall shelving and access to the roof space.

BEDROOM 2

7'9" x 6'8" (2.37m x 2.05m)

With Pvcu double glazed window to the front aspect and radiator.

BEDROOM 3

11'10" min x 8'10" (3.61m min x 2.71m)

With Pvcu double glazed window to the rear aspect and radiator.

LANDING

With bulkhead storage space.

BEDROOM 4

8'0" min widening to 10'8" x 15'11" overall (2.45m min widening to 3.26m x 4.86m overall)

A dual aspect room with Pvcu double glazed windows to the front and rear aspects, 2 radiators, curving and painted brick chimney breast.



BATHROOM

7'8" x 5'8" (2.34m x 1.74m)

Appointed with a contemporary suite in white with oak effect fittings to include square vanity unit with inset basin, pillar tap and cupboard under, close coupled wc, bath with oak style front panel, mixer shower and folding screen, radiator, tiling to the splash and shower areas, extractor fan, radiator and Pvcu double glazed window.

OUTSIDE

The property is approached over a shared driveway and there is a private, gravel topped reception area allowing parking for 2 cars. A high timber gate opens to a walled rose and fragrant herbaceous garden with a gravelled area leading off Bedroom 1 whilst a flagged amenity area provides hardstanding for a garden shed. The principle lawned gardens with broad flagged walkways and well stocked, sleeper edge shrub and herbaceous border are afforded a high degree of security and privacy by clipped hedge screening.

TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.





MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

CONVEYANCING

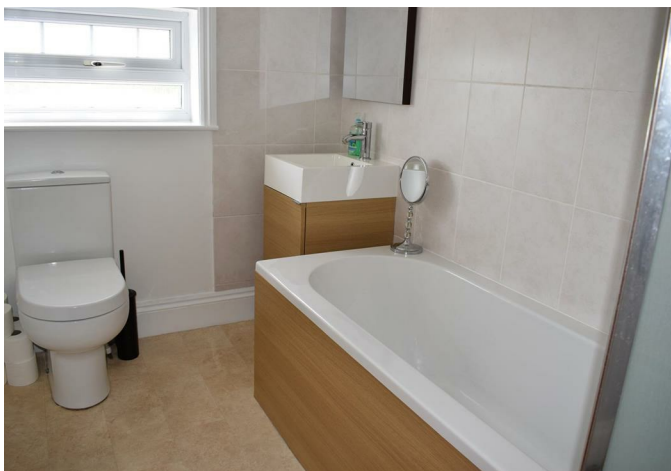
It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Mason Baggott and Garten. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 for a free market appraisal.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND B . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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