



Church Street,
Granby, NG13 9PU

 **NEWTON
FALLOWELL**

**Church Street,
Granby, NG13 9PU
£469,000**

Offered to the market is this versatile and contemporary Detached Bungalow. Located in the picturesque village of Granby set within the Vale of Belvoir and having accommodation comprising: Entrance Hall, W.C. / Utility Room, contemporary open-plan Kitchen Diner, light and bright Living Room with spiral staircase, Three Double Bedrooms, Master having modern En-Suite Shower Room, Family Bathroom, Two Attic Rooms ideal for a Home Office and Gaming Room / Snug, Garage with electric door, landscaped Gardens and driveway providing off street parking. EPC Rating - D. Council Tax Band - D. Freehold.

Entrance

8'1" x 6'9" (2.47 x 2.07)

UPVC double glazed front door, uPVC double glazed window to the front elevation, base units with work surface over, and doors to the W.C. / Utility Room and Open Plan Kitchen Diner.



W.C. / Utility Room

6'4" x 6'6" (1.95 x 2.00)

Fitted with a two piece suite comprising: W.C. and wash basin, base units with work surface over, space and plumbing for washing machine, airing cupboard and uPVC double glazed windows to the front and side elevations.

Open Plan Kitchen Diner

23'1" x 11'8" (7.04 x 3.57)

A lovely light and bright spacious Kitchen Diner with uPVC double glazed windows to the side elevations and full opening French doors to the Rear Garden. Kitchen being fitted with a good range of white high gloss base and wall mounted units with work surface over, space and plumbing for dishwasher, electric Rangemaster cooker, inset ceramic sink and drainer with contemporary mixer tap and rinser, modern wall mounted radiator, wall mounted electric fireplace, television point and open through to the Living Room.

Living Room

16'2" max x 15'11" max (4.95 max x 4.86 max)

A light and bright primary reception room with two uPVC double glazed windows to the rear elevation, feature gas fireplace, spiral staircase, television point and door to the Inner Hall.

Inner Hall

Doors to the Bedroom and Bathroom accommodation.

Master Bedroom

11'11" x 13'11" (3.64 x 4.25)

UPVC double glazed window to the rear elevation, television point and door to the En-Suite.

En-Suite

10'2" x 5'6" (3.10 x 1.70)

Fitted with a three piece suite comprising: W.C. and wash basin set into a vanity storage unit and large walk-in shower with chrome rain shower and rinser, uPVC double glazed window to the rear elevation and heated towel rail.

Bedroom Two

11'8" x 8'11" (3.56 x 2.72)

UPVC double glaze window to the front elevation and wash basin set into a vanity storage unit.

Bedroom Three

11'7" x 8'10" (3.55 x 2.71)

UPVC double glazed window to the front elevation.

Family Bathroom

5'10" x 7'5" (1.80 x 2.27)

Fitted with a three piece suite comprising W.C. and wash basin set into a vanity storage units and Spa bath with shower over, uPVC double glazed window to the front elevation, tiled flooring and heated towel rail.

Attic Room One / Office

11'5" max x 10'8" max (3.48 max x 3.26 max)

Velux Skylight, built-in desks, door to storage in the eaves where the gas central heating boiler is and door to Attic Room Two / Snug.

Attic Room Two / Snug

12'1" max x 11'1" max (3.69 max x 3.40 max)

Two Velux Skylights and built-in storage.

Garage

Electric garage door to the front elevation and pedestrian door to the side elevation, light and power.



Rear Garden

Immediately to the rear of the property is a good sized patio area ideal for entertaining and alfresco dining, shaped lawn with mature planted borders, outside lighting and pedestrian access down both sides of the property leading to the front.

Outside to the Front

The Front Garden is laid to lawn with inset feature tree and there is a driveway providing off street parking.

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#>

It should be noted that this property is owned by a member of staff of Newton Fallowell, Bingham.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

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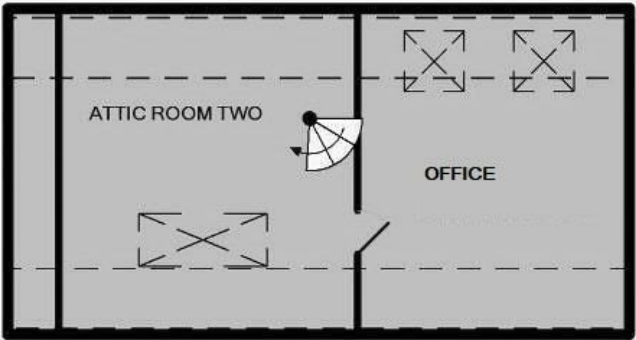




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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