



The Bungalow Church Hill, Grasby

£330,000 Freehold

AN OUTSTANDING MODERN EXECUTIVE DETACHED BUNGALOW • HIGHLY DESIRABLE VILLAGE LOCATION • IMMACULATELY PRESENTED THROUGHOUT • IMPRESSIVE MAIN LIVING ROOM • MOST ATTRACTIVE FITTED DINING KITCHEN • 3 DOUBLE BEDROOMS WITH A MASTER EN-SUITE • LUXURY FAMILY BATHROOM • FRONT DRIVEWAY & GARAGING • PRIVATE SOUTH WESTERLY FACING REAR GARDEN • VIEWING IS ESSENTIAL TO FULLY APPRECIATE





Central Reception Hallway

12' 8" x 6' 9" (3.87m x 2.05m). Front composite double glazed entrance door with patterned glazing and adjoining side lights, double built-in cloaks cupboard, feature Amtico flooring, wall to ceiling coving, loft access with drop down ladder, wall mounted thermostatic control for the central heating and feature internal arch top glazed French doors leads through to the kitchen and living room.

Fine Rear Living Room

16' 3" x 18' 6" (4.95m x 5.65m). With large rear uPVC double glazed picture window, matching French doors leads through to the garden, handsome large flame coal effect gas fire with surround and projecting mantel, wall to ceiling coving and two double wall light points.



Attractive Open Plan Dining Kitchen

12' 3" x 21' 7" (3.73m x 6.59m). Rear uPVC double glazed window with matching French doors leading to the garden. The kitchen enjoys an extensive range of shaker style furniture with a number of glazed display cabinets having a complementary brushed aluminium style pull handles with a high gloss patterned worktop incorporating a one and a half bowl sink unit with central chrome block mixer tap, integral dishwasher, central breakfasting island, handsome Range cooker with overhead canopied extractor, tiled flooring, wall to ceiling coving and inset ceiling spotlights.

Master Bedroom 1

12' 0" x 12' 3" (3.65m x 3.73m). Enjoys a dual aspect with uPVC double glazed windows to either side, TV point, wall to ceiling coving, attractive fitted wardrobe and doors to;

En-Suite Shower Room

5' 10" x 8' 9" (1.78m x 2.67m). Side uPVC double glazed window with patterned glazing, modern suite in white comprises a low flush WC, vanity wash hand basin, walk-in shower cubicle with mains shower and glazed screen, tiled flooring, part tiling to walls with fitted towel rail and wall to ceiling coving.

Front Double Bedroom 2

14' 8" x 9' 0" (4.47m x 2.75m). Front uPVC double glazed window and wall to ceiling coving.

Front Bedroom 3 (Currently a Sitting Room)

10' 10" x 9' 0" (3.30m x 2.75m). Front uPVC double glazed window, TV point and wall to ceiling coving.

Main Family Bathroom

6' 4" x 12' 3" (1.93m x 3.73m). Side uPVC double glazed window with patterned glazing, quality four piece suite comprises a low flush WC, vanity wash hand basin with drawer units beneath, tiled panelled bath, walk-in shower cubicle with overhead mains shower and glazed screen, corner fitted airing cupboard with shelving, tiled flooring, part tiling to walls, fitted towel rail and wall to ceiling coving.

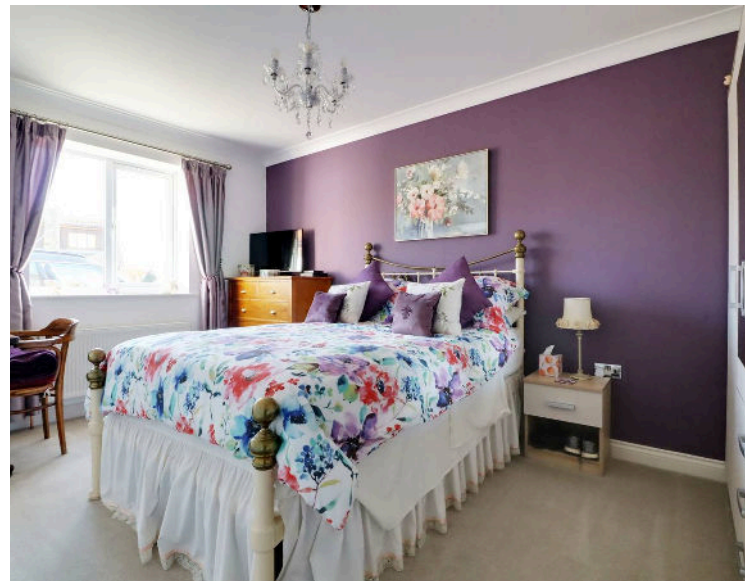
Outbuildings

The property enjoys the benefit of an attached single garage with electric front door, internal power and lighting and houses the gas central heating boiler.

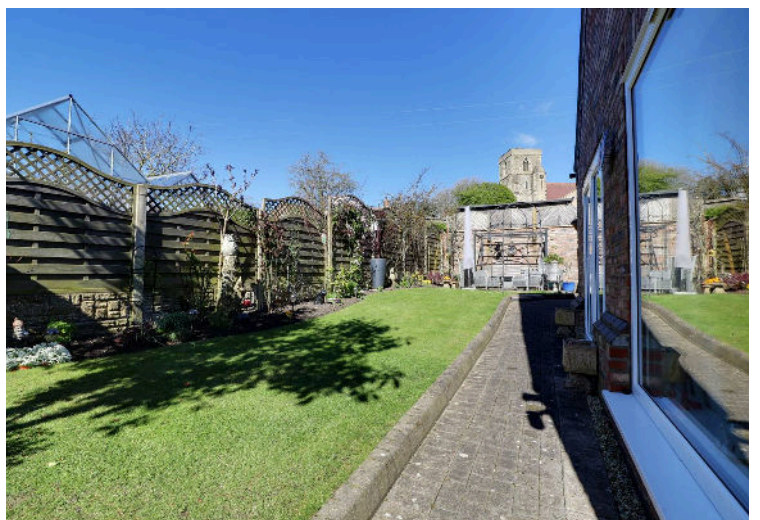
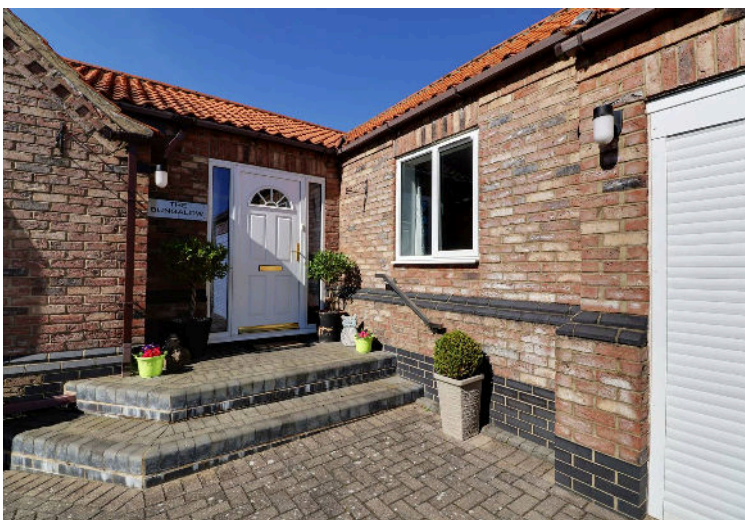


Grounds

The property sits behind an attractive brick wall with coping tops allowing vehicular access to a block paved driveway that allows parking for a number of vehicles and access to the garaging. The gardens provides a small lawned area with barked border for ease of maintenance with planted shrubs and with manageable steps to the front entrance. A side block paved pathway leads to an extremely private south westerly garden being principally lawned with flagged seating area, an adjoining planted borders enjoys extremely pleasant views to the village Church.







Ground Floor
Approx. 132.9 sq. metres (1430.5 sq. feet)



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Total area: approx. 132.9 sq. metres (1430.5 sq. feet)

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