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the family estate agents

Price Guide  
**£217,500**

EPC Rating: D

## 21 Station Road

Grasby, Barnetby, North Lincolnshire, DN38 6AP  
2 Bedroom Detached Bungalow



- ✓ A CHARMING TRADITIONAL DETACHED BUNGALOW
- ✓ FINE MAIN LIVING ROOM
- ✓ ATTRACTIVE FITTED DINING KITCHEN
- ✓ 2 DOUBLE BEDROOMS
- ✓ MODERN BATHROOM
- ✓ PRIVATE ENCLOSED REAR GARDEN

10 Market Place, Brigg, North Lincolnshire, DN20 8ES

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A superbly presented and well proportioned traditional detached bungalow situated within the highly sought after village of Grasby. The accommodation is entered via a side entrance hall, useful utility cupboard spacious front living room, attractive fitted dining kitchen with integral appliances, 2 double bedrooms and a modern bathroom. The front provides a manageable pebbled garden with extensive parking for numerous vehicles allowing direct access to a brick built garage. The rear garden comes fully enclosed and pebbled laid enjoying excellent privacy.



## CENTRAL ENTRANCE HALLWAY

With side uPVC double glazed entrance door with inset patterned glazing, attractive laminate flooring, wall to ceiling coving, loft access, inset ceiling spotlight and doors through to;

## SPACIOUS FRONT LIVING ROOM

Measures approx. 4.9m x 3.67m (16' 1" x 12' 0"). With broad front uPVC double glazed window, continuation of attractive laminate flooring from the entrance hallway, central feature live flame coal effect gas fire with a modern marble surround, projecting hearth and mantel, TV point, wall to ceiling coving and inset ceiling spotlights.



## SPACIOUS DINING KITCHEN

Measures approx. 3.53m x 4.43m (11' 7" x 14' 6"). Benefitting from a dual aspect front and side uPVC double glazed window. The kitchen enjoys an extensive range of matching shaker style low level units, drawer units and wall units with curved cupped brushed aluminum style pull handles, benefitting from a butcher block style worktop with tiled splash backs, incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, built in five ring gas hob with eye level double oven, integrated fridge freezer, TV point, inset ceiling spotlights and attractive laminate flooring.



## UTILITY CUPBOARD

Enjoys a rear uPVC double glazed window, plumbing available for an automatic washing machine above rolled edge worktop, lino flooring and fitted shelving.



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## MASTER BEDROOM 1

Measures approx. 3.58m x 3.25m (11' 9" x 10' 8"). With rear uPVC double glazed French doors allowing access to the garden, TV point, attractive fitted laminate flooring, decorative wall to ceiling coving, ceiling spotlights and internal French glazed doors leads back through to the entrance hallway.



## REAR DOUBLE BEDROOM 2

Measures approx. 3.8m x 3.25m (12' 6" x 10' 8"). With a rear uPVC double glazed window, an extensive range of fitted bedroom furniture with brushed aluminum button pull handles and inset ceiling spotlights.



## ATTRACTIVE BATHROOM

Measures approx. 2.8m x 1.79m (9' 2" x 5' 10"). With side uPVC double glazed window with inset patterned glazing, a three piece modern suite in white comprising a low flush WC, broad vanity wash hand basin with storage cabinet beneath, his and hers panelled bath with central chrome mixer tap and overhead main shower with surrounding mermaid boarding to walls, attractive laminate flooring and inset ceiling spotlights.



## OUTBUILDINGS

The property enjoys a brick built single garage measuring 2.6m x 5.15m (8' 6" x 16' 11") with steel up and over front door, side personal doors and windows having wooden style flooring and benefitting internally from power and lighting.



## GROUNDS

The property enjoys manageable garden with the rear being fully enclosed and private with fenced boundaries enjoying a large pebbled area and adjoining flagged pathways. To the front of the property provides a further pebbled garden with planted shrub borders and with a crazy paved and block edged driveway allowing sufficient parking for multiple vehicles with continued driveway laid to concrete continuing down the side of the property leading to the garage.



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## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

There is a modern gas fired central heating system to radiators with the boiler being located in the loft.

## DOUBLE GLAZING

The property benefit from full uPVC double glazed windows and doors.

## \*\* IMPORTANT \*\*

## PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS):** Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

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