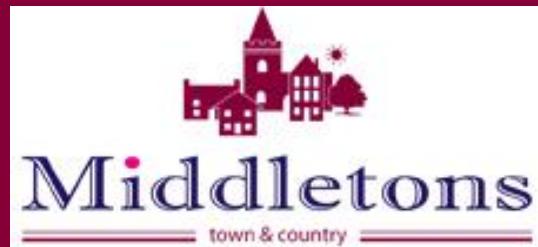




BARNLEA, MAIN STREET, GRIMSTON



Asking Price Of £625,000

Three Bedrooms

Freehold

DETACHED BUNGALOW

OFF ROAD PARKING

STABLES

THREE BEDROOMS

LARGE GARDEN

SOUGHT AFTER VILLAGE

GOOD COMMUTER LINKS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND E

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A beautifully-presented and very well appointed three bedroom detached bungalow, nestled into the heart of this popular village of Grimston. The village has the Black Horse pub and restaurant and St John the Baptists church, with the nearby village of Asfordby providing local amenities and the town of Melton Mowbray five miles away.

The accommodation comprises; entrance hall, cloakroom, lounge, dining room, kitchen diner, three good sized bedrooms, ensuite shower room and four piece bathroom. Outside the property benefits from ample off road parking, A good sized garden and two stables.

PORCH 11' 8" x 5' 6" (3.58m x 1.68m) Glazed oak door into the porch with glazed side panels and a further window allowing plenty of natural light. Tiled flooring, radiator, LED lighting a oak door through to the hallway.

HALLWAY Having tiled flooring, LED lights, radiator and oak doors off to;

LOUNGE 12' 1" x 19' 6" (3.69m x 5.95m) A generous reception room featuring a large front-facing window that frames views of the garden. The space includes a radiator, TV aerial point, LED lighting, and carpet flooring.

DINING ROOM 12' 3" x 19' 6" (3.75m x 5.95m) A generous dining room illuminated by three front-facing windows fitted with blinds overlooking the garden, with French doors opening directly onto the block-paved patio, perfect for indoor-outdoor entertaining. The room also features a radiator, TV aerial point, LED lighting, and practical tiled flooring.

KITCHEN/BREAKFAST ROOM 11' 1" x 19' 7" (3.4m x 5.99m) Fitted with a generous range of wall, base, and drawer units topped with return granite work surfaces, this well appointed kitchen blends style with practicality. A Belfast sink sits beneath a window with a fitted blind, while a second window and an oak stable door to the rear provide additional light and access to the garden. Integrated appliances include a fridge freezer and dishwasher, complemented by a freestanding Range Master gas oven and hob with extractor hood above. Additional features include LED lighting, a radiator, TV aerial point, ample space for a breakfast table, and a porcelain tiled floor.

CLOAKROOM 6' 10" x 3' 6" (2.09m x 1.08m) Comprising of a dual flush WC, wash hand basin and a heated towel rail. Obscure glazed window for privacy, two cupboards, one housing the pressurised water tank and the other having plumbing for a washing machine. LED lighting and part tiled walls and tiled flooring.

BEDROOM ONE 13' 11" x 14' 5" (4.25m x 4.4m) A spacious main bedroom having a front facing window, radiator, fitted wardrobes, carpet flooring and an oak door to the ensuite bathroom.

ENSUITE 8' 2" x 15' 3" (2.49m x 4.65m) Comprising of a double ended bath with central tap and shower attachment, shower cubicle with fixed waterfall shower head and shower riser, dual flush WC, vanity unit wash hand basin with illuminated mirror above and an electric shaver socket. Two Velux windows, radiator, tiled walls and laminate wood flooring.

BEDROOM TWO 15' 7" x 10' 5" (4.75m x 3.18m) Another generous double having a rear facing window with fitted blinds, radiator, LED lighting, carpet flooring and an oak door to the ensuite.

BEDROOM THREE 8' 8" x 7' 6" (2.65m x 2.30m) Having a built-in wardrobe, radiator, TV aerial point and carpet flooring.

STABLE BLOCK This block could be utilised as a garage or annex subject to planning.

STABLE ONE 12' 1" x 10' 9" (3.69m x 3.3m) Stable door and a window to the front.

STABLE TWO 10' 11" x 12' 1" (3.33m x 3.69m) Stable door and a window to the front.

GARDENS A block-paved driveway leads up to the property, providing ample off-road parking. An oak storm porch frames the front door, with gated access to the garden. The west-facing garden is mainly laid to lawn, bordered by established trees and shrubs, with stone retaining walls and block-paved seating areas creating defined outdoor spaces. The block paving continues to the rear of the property, where a small area of artificial lawn offers a low maintenance touch.

AGENTS NOTE **TENURE** Freehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

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Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	60
(39-54)	E	46
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.