

Ardeevin

GRANBY

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Willow Close, Granby, Nottinghamshire, NG13 9PZ

Situated in the beautiful village of Granby, in the picturesque Vale of Belvoir, is this wonderful home which benefits from stylish interiors and a stunning garden with lawn and seating area.

With living accommodation arranged over two floors, this property offers an open plan kitchen diner, welcoming sitting room, downstairs WC, a master bedroom with ensuite, two further bedrooms and the family bathroom.







welcome home

The front door opens into the welcoming reception hall, with doors to the ground floor rooms and stairs rising to the first floor with useful under stairs storage cupboard.

To the right is a wonderful sitting room, with Amtico flooring, and French patio doors opening onto the garden patio area. A beautiful gas coal effect stove with stone hearth provides a stunning focal point to the room.





the kitchen

To the left of the reception hall is a fabulous kitchen diner that creates a brilliant family or entertaining space. A bay window to the front provides extra space, and light into the dining area whilst two windows in the kitchen area give beautiful views onto the rear garden. There is an external door to the garden, and an internal door to the downstairs cloakroom comprising of a WC and wash hand basin.

The modern, sage, gloss kitchen is fitted with a range of base and wall units, providing ample storage and housing the built in fridge/ freezer, oven, wine cooler and built in dishwasher. An inlaid stainless steel sink and four ring gas hob sit within the Limestone quartz worktops. A wonderful breakfast bar separates the kitchen from the dining area whilst a central island with wood chopping block top completes this fabulous space.





sleeping quarters

Stairs rise from the reception hall to a spacious landing with storage cupboard, which provides access to the three bedrooms and family bathroom.

The well-proportioned master bedroom benefits from an ensuite fitted with a shower, WC and wash hand basin.

The second bedroom is a good-sized double, whilst the third could be used as a lovely single bedroom or would make a fabulous home office/ dressing room.

Completing the first floor the family bathroom featuring a shower over bath, sink with vanity cupboards and WC.





local amenities

Granby lies in the Vale of Belvoir and has a village hall and pub, there are well regarded primary schools in the nearby villages of Aslockton, Orston and Langar. Further amenities are available in the nearby market town of Bingham including secondary schooling, a range of shops, doctors, dentists and a leisure centre. Granby is connected to high speed broadband, is convenient for the A52 and the A46, the A1 and M1 and from the nearby town of Grantham there is a high speed train to Kings Cross station, London in just over an hour.



services

Mains water, drainage, gas and electricity are understood to be connected. The property has a combination boiler. None of the services or appliances have been tested by the agent.



fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

grounds and gardens

The property is approached by a shared blocked paved driveway giving access to parking and a single detached garage.

There is a lawned garden to the front of the property and side gate leading to the rear.

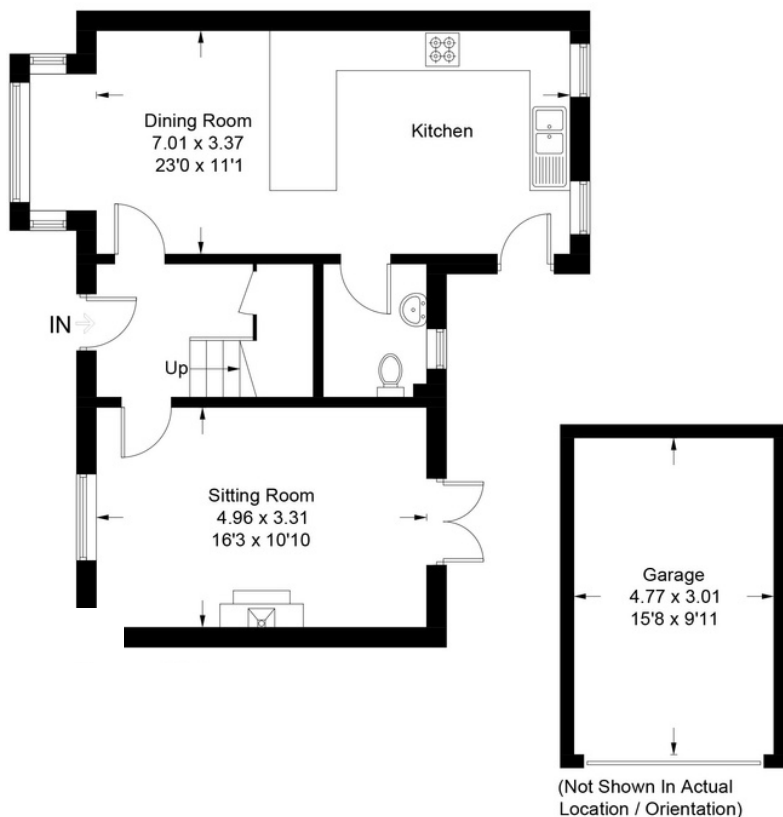
The rear garden is predominantly laid to lawn with a slabbed patio, accessed through patio doors from the living room and the door from the kitchen making it ideal for relaxing or outdoor entertaining. A second patio area sits to the side of the garden.



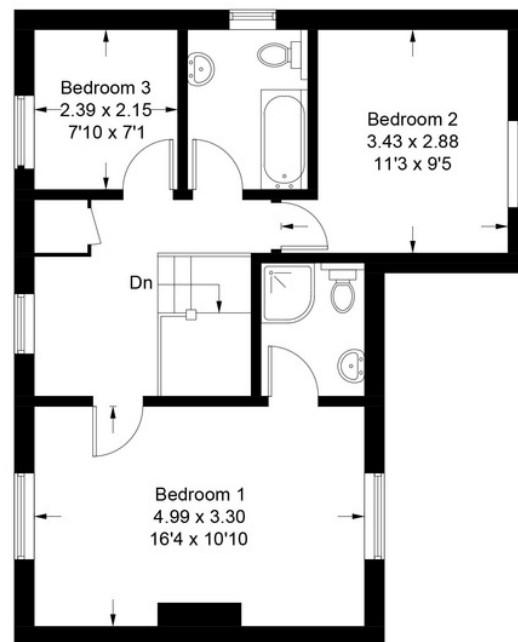


finer details

ground floor



first floor



Local Authority: Rushcliffe Borough Council
Council Tax Band: C
Tenure: Freehold
Possession: Vacant possession upon completion.

Approximate Gross Internal Area:

105.5 sq m / 1136 sq ft
Garage - 14.2 sq m / 153 sq ft
Total - 119.7 sq m / 1289 sq ft

EPC rating: 82 | B
EPC potential: 92 | A

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



Digby & Finch

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