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- Attractive Extended Property
- Character Features
- Outbuilding & Driveway
- Enclosed Garden
- Five Bedrooms, Two Bathrooms

- Refitted Kitchen & Bathrooms
- Quiet Village Location
- Two Reception Rooms
- Three Floors Of Accommodation
- Epc Rating C

The Cottage, Granby, NG13 9PW

An attractive extended family home, situated in a quiet position within the lovely village of Granby. The property has been extended to offer spacious accommodation, including five bedrooms and two bathrooms. Having been recently updated, this home offers the perfect blend of modern finishes with the original character features.

The well-presented accommodation comprises an entrance hallway, large living room with windows to three sides giving plenty of light, an inset cinema screen, feature open fireplace and French doors to the garden. A second reception room from the hallway is used as a dining room, with feature wood burner and access through to the modern L-Shaped kitchen diner with feature skylight. An external outbuilding offers a utility room with cloakroom and workshop. The first floor offers a spacious landing, giving access to the large master bedroom with refitted ensuite bathroom with separate shower and bath, two further bedrooms and a refitted shower room. The second floor gives two further double attic bedrooms with skylights.

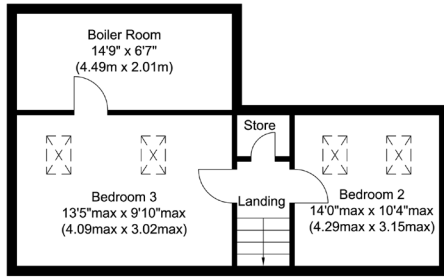
Externally, the property is approached by a gate to the front with pathway leading to the front door. To the rear, a driveway provides off-road parking. The garden offers a patio area adjoining the kitchen, giving an ideal space for alfresco dining in the summer months, with a further area of lawn beyond. There is a brick outbuilding offering a workshop, with utility room and cloakroom.

Granby is positioned in the Vale of Belvoir, with amenities including a village hall and pub, with 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.

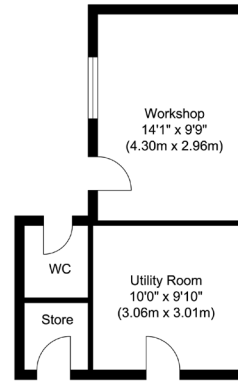




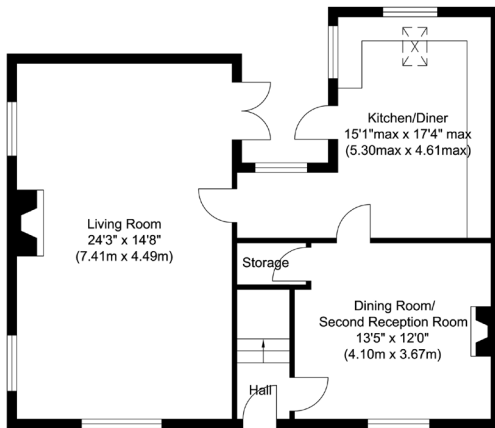
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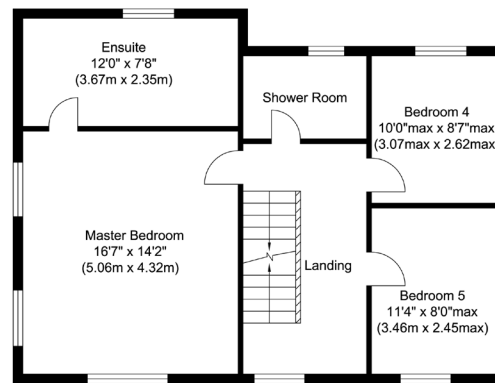
Second Floor
Approximate Floor Area
400.74 sq. ft
(37.23 sq. m)



Outbuilding
Approximate Floor Area
285.67 sq. ft
(26.54 sq. m)



Ground Floor
Approximate Floor Area
768.22 sq. ft
(71.37 sq. m)



First Floor
Approximate Floor Area
743.57 sq. ft
(69.08 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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