



FRANCIS LOUIS

Residential



Grainger Close, Exeter, EX2 5RL

Offers Over £325,000



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Grainger Close

Exeter, EX2 5RL

- No chain
- Gardens
- Drive
- Extended home
- Garage

An extended three bedroom detached home that is situated in the sought after Broadfields area of Exeter. The property benefits from a lounge, a dining room, a family room, a w/c, a family bathroom, a garage, a drive and beautiful gardens to the front and back. The property is being SOLD with no onward chain.



Hallway

Double glazed window and door to the front aspect, radiator, under stairs storage, doors to,

Kitchen

A range of matching floor and wall mounted units with a roll top worktop and drawer units, integral oven with hob over, space for fridge/freezer, washing machine, inset sink, double glazed window to the side aspect, door to,

Rear Hallway

Double glazed door to the side aspect, door to,

W.C

A low level w/c, a wash hand basin, window to the side aspect,

Lounge

Double glazed window to the front aspect, fireplace,

Dining Room

Radiator,





Family Room
Double glazed French doors and windows to the garden, radiator,

Landing
Window to the side aspect, banister over stairs, doors to,

Shower Room
A walk in shower, a low level w/c, a wash hand basin, window to the side aspect,

Bedroom 2
Double glazed window to the rear aspect, radiator, built in wardrobe,

Bedroom 1
Double glazed window to the front aspect, radiator,

Bedroom 3
Double glazed window to the front aspect, radiator,

Outside Front
There is pathway to the front door, the front garden is laid to lawn and fully enclosed by a mature hedge,

Garage and Drive

There is a driveway that leads to the garage, the garage has an up and over door,

Outside Rear

There is a raised decking area that leads to the lawn garden, there is a summer house and greenhouse. The garden is fully enclosed by mature plantings and a mixture of hedge and tree borders.

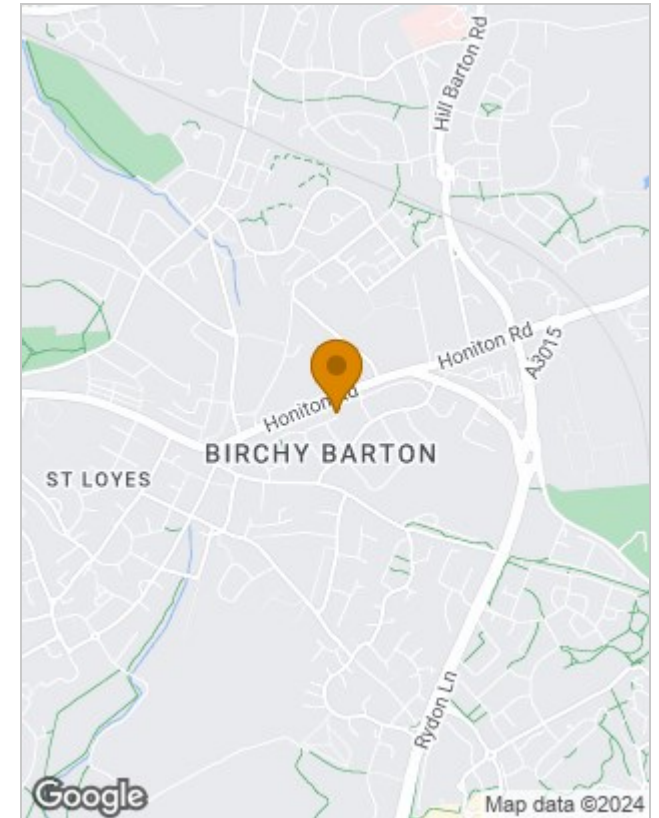




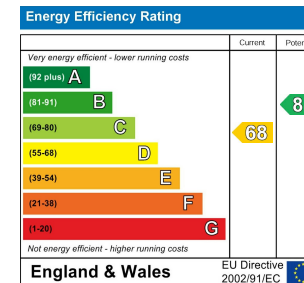
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.