



**15 Grange Lane, DN6 9JR**  
**£325,000 OffersInRegionOf**  
**Tenure Leasehold**

- Rural Location
- Integral garage
- Beautiful Views
- Large Driveway for Several Cars
- Magnificent, Private Enclosed Garden
- Minutes drive away from the A1 Motorway Network.
- Utility Room

Views to die for! This substantial detached property has a lot of history and absolutely stunning views to boot. Standing on a generous plot with plenty of land this beautiful family home has a considerable garden enjoying sprawling field views. Situated in the desirable village of Burghwallis the property has plenty to offer and an abundance of character. As you enter the property there is an opulent entrance way with the L-shaped staircase leading to the first floor. The lounge to the left has a traditional and fitting fireplace feature in keeping with the style of the property and from here, patio doors open out into the sunroom that stretches across the entire rear of the property. The Sunroom has an elegant tiled floor and many vantage points to sit and enjoy the views! The kitchen diner is contemporary yet traditional with high quality wall and base units and integrated dishwasher, fridge and double oven. Upstairs there are two double bedrooms and the vendors have converted the loft into an additional bedroom space. The family bathroom has a large jacuzzi bath and is fully tiled in neutral tones.

Externally the property has a huge garden that is sectioned into individual areas to suit social gatherings or garden lovers alike and finishes at the bottom of the garden with a greenhouse and vegetable patches. Once again, the views are undeniable. The local village has always proved popular with its rural feel yet close proximity to the A1 Motorway and local pub. It has the perfect balance of country living and convenience.

The property is leasehold with over 900 years left on the lease and a token ground rent of £2.50 per year. Buyers can easily explore the possibility of buying the freehold.

Call Welcome Homes to take advantage of this unique opportunity and book a viewing



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A)	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A)	
(81-91) B	
(69-80) C	
(55-68) D	72
(39-54) E	60
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC