



19 Grange Lane, DN6 9JR
£200,000 Offers In Region Of
Tenure Freehold

- **THREE-BEDROOM SEMI-DETACHED FAMILY HOME**
- **FIELD VIEWS**
- **GARAGE AND DRIVEWAY**
- **SOUGHT AFTER LOCATION**
- **NO CHAIN**

Three-Bedroom Semi-Detached Home with Stunning Countryside Views & Fantastic Potential

Welcome Homes are pleased to bring to the market this spacious three-bedroom semi-detached home, offering generous living accommodation, off-road parking, gardens and beautiful, far-reaching countryside views to the rear. This has been a much-loved home and, while it would now benefit from some modernisation, it offers a fantastic opportunity for the next owner to put their own stamp on it. With well-proportioned rooms and an outlook that is difficult to replicate, there is so much potential here.

On entering the property, the hallway leads through to the main living accommodation. The living room is a fantastic size, providing plenty of space for comfortable seating and everyday family life.

Adjoining the living room is a second reception or dining area, giving buyers plenty of flexibility depending on how they wish to use the space. There is also the potential, subject to any necessary building regulations and approvals, to open up the rooms to create a large open-plan living and dining space, perfect for modern family living and entertaining.

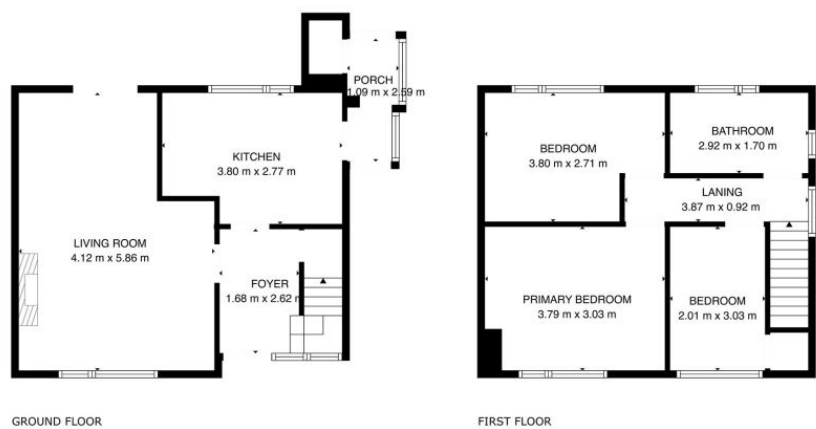
To the rear is a further reception space with large patio doors opening onto the garden. This room really makes the most of the property's setting, with the doors framing the wonderful open countryside views beyond. It would make a lovely family room or snug, providing the perfect place to sit and enjoy the outlook throughout the seasons.

The kitchen offers a good amount of storage and worktop space, with plenty of potential for a new owner to modernise it to suit their own style. A useful rear porch provides direct access outside.

Upstairs are three well-proportioned bedrooms. The principal bedroom is a generous double with plenty of room for furniture and enjoys lovely elevated views across the surrounding countryside. The second bedroom also offers good-sized accommodation, while the third would make an ideal child's bedroom, nursery, dressing room or home office. The family bathroom completes the first floor.

Outside, the property benefits from a front garden and a driveway providing off-road parking, together with a rear garden where the setting really comes into its own. With open fields stretching into the distance, the garden enjoys a peaceful backdrop and far-reaching views that are difficult to find.

For buyers looking for a home they can modernise and make their own, this property offers so much potential. The kitchen,



TOTAL: 83 m2
GROUND FLOOR: 43 m2, FIRST FLOOR: 40 m2
EXCLUDED AREAS: WALLS: 9 m2

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	