

Rosewood

Grainthorpe

MASON'S
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Rosewood

High Street, Grainthorpe
LN11 7JA



Versatile 2/3 bedroom accommodation

Lounge, dining room, snug/bedroom 3

Hallway, bathroom and kitchen

2 x 1st floor double bedrooms and shower room

Oil central heating system

uPVC double-glazed windows

Lawned garden to front, side and rear

Resin bonded driveway

Detached garage/workshop

For sale with NO CHAIN

We estimate that this detached dormer chalet was built in the 1970s with brick-faced cavity walls under a pitched, tiled roof and flat roof rear dormer windows to the two first-floor double bedrooms. The windows are uPVC double-glazed units and the fascias have been replaced in complementary white uPVC for easy maintenance. Heating is by an oil central heating system with a combination boiler and there is a fireplace in the lounge. The driveway has been resin bonded and leads to a detached brick and tile garage at the rear.

The rooms are versatile with lounge and dining room having glazed double doors which slide open for entertaining, or closed, they keep the two rooms independent. The upper bedrooms have a shower room adjacent while the main bathroom is on the ground floor. A third reception room could alternatively be a ground floor third bedroom and the kitchen is at the rear. Generally, the property would benefit from some modernisation.

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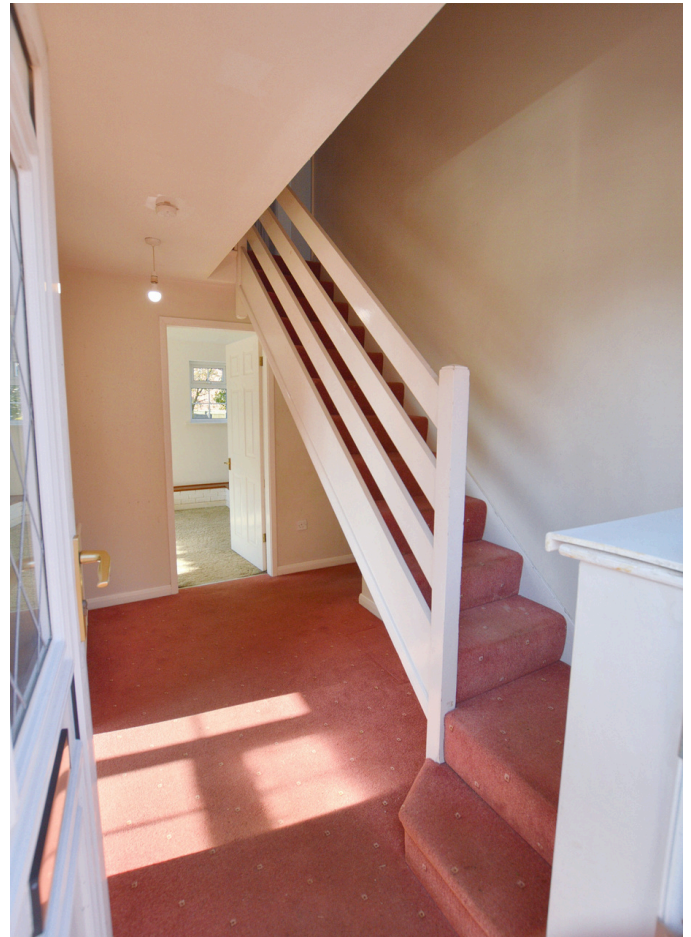
The house is entered from the driveway through a part-glazed (double-glazed) door with leaded glazing and window adjacent.

The door opens into an L-shaped **hallway** from which the staircase rises, with a white-painted side screen to the first floor.

A recessed cupboard has shelving for linen and there is a ceiling smoke alarm. White six-panel doors lead off to the ground floor rooms.

The **lounge** is at the front of the property and a good size – a bright room with a large front window and side window to each side of the chimney breast, which has a mock brick finish.

The open fireplace has a stainless steel surround and a raised quarry-tiled hearth with side TV/display plinths extending the full length of the room.





Glazed double doors slide open to join the lounge to the **dining room** at the rear, which overlooks the main garden and there is an independent door from the hall.

The **kitchen** has a range of base and wall cupboard units in cherry wood style with stainless steel handles, a wine store and a drawer unit with deep pan drawers, together with granite-effect work surfaces having upstands.



There is a free-standing Creda electric cooker with four rings, oven and grill plus cooker hood above. To the side is the Worcester oil central heating boiler with digital wall programmer over. There is a single-drainer, stainless steel sink unit with rear window over, part-tiled wall to the side.

A uPVC part-glazed (double-glazed) door with arched pane opens onto the rear garden.





The **bathroom** is situated at the side and is fitted with a white suite comprising a panelled bath with two grips and a wall grip, a pedestal wash hand basin and a low-level WC, all having tiled splash-backs. Above the bath there is a shower mixer unit and a hinged, glazed screen at the side.

At the front of the hall is the **snug or ground floor bedroom 3** with front window and electricity consumer unit with MCB's



At the top of the stairs there is a **landing** with painted square archway and white six-panel doors leading to the two bedrooms, the shower room and a useful walk-in store cupboard. The latter has shelving to one side, a light and an opening to the under-eaves area at the front of the house.

The **main double bedroom** is L-shaped and has a window on the rear elevation with tilt and turn opening centre section. There is a light-coloured pedestal wash hand basin with splash-back and a shaver light over.



The **second bedroom** is also a double room with a wide window on the rear elevation having tilt and turn centre section.

The **shower room** has splash-boarded walls on two sides and a shower cubicle with sliding glazed door and screen, together with an electric shower unit and handset and a combined spotlight and extractor fan fitted to a trap access over. There is a white pedestal wash hand basin with shaver light above and this room has a mainly sloping ceiling.

Outside

The property is approached over a resin bonded drive which provides parking space at the front of the house before narrowing along the side of the building to around 2.3m and continuing to the **detached brick and tiled garage**.

The garage has internal piers, a side timber part-glazed pedestrian door, a consumer unit, strip light and power points, together with a side window, wall shelving and a double wall cupboard. The roof of the garage extends on the garden side to form a canopy over the resin bonded path at the side.

At the front of the bungalow there is an attractive lawned garden with gravel border, ornamental shrubs and a picket style fence extending along the front and side boundaries and this extends around the side of the property.





A resin bonded pathway extends from the driveway across the front of the house and then along the side of the property, past the side garden laid to lawn and through a wrought iron gate into the rear garden.

There is a dividing brick and ornamental block wall between the side and rear gardens and positioned adjacent is the oil storage tank.



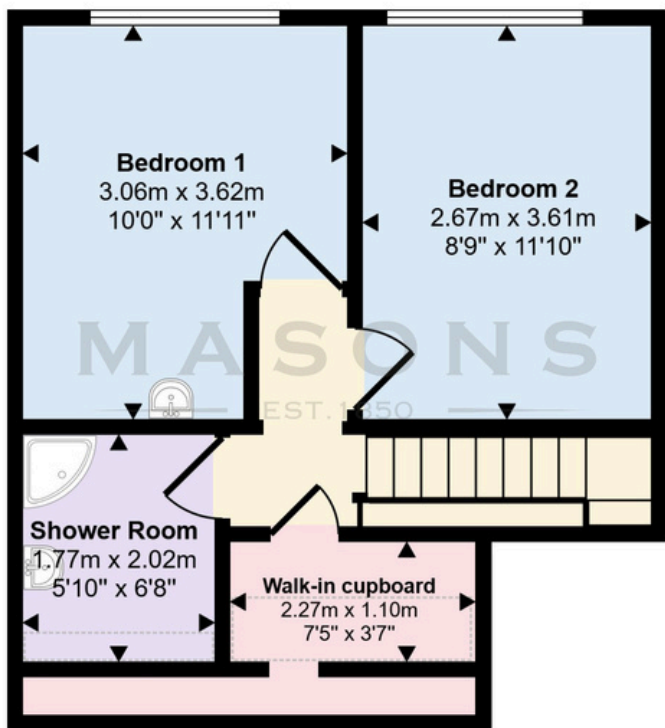


The rear garden is laid to lawn with further gravel borders, ornamental shrubs and climbing plants and a flagstone patio area.

There is a screen door and side fence between the drive and the rear garden and the resin bonded pathway continues through here and along to the side door of the garage.

Outside water tap to the rear and outside light over the main entrance.

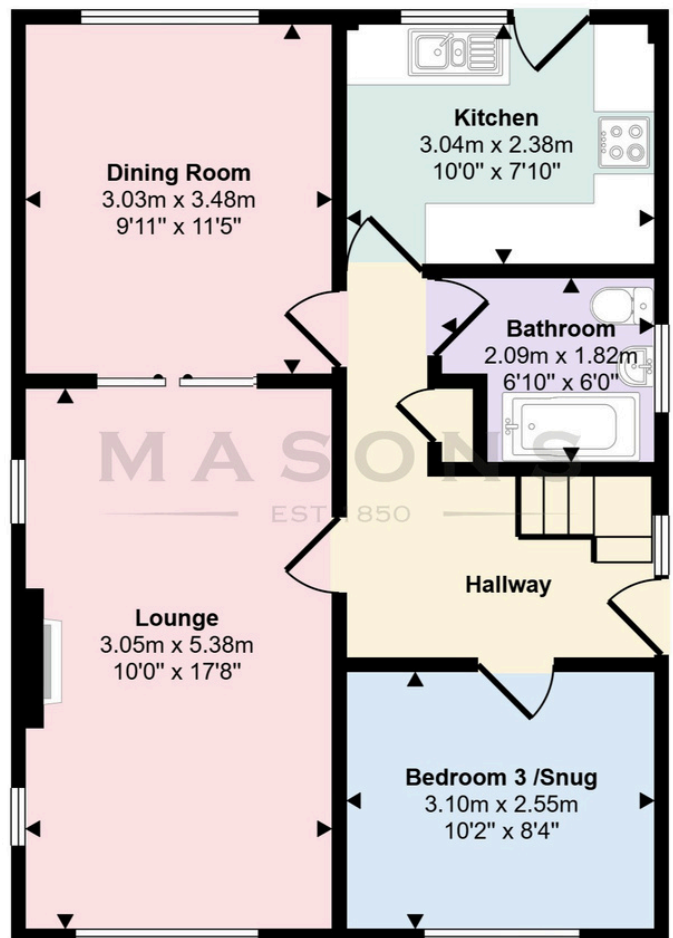
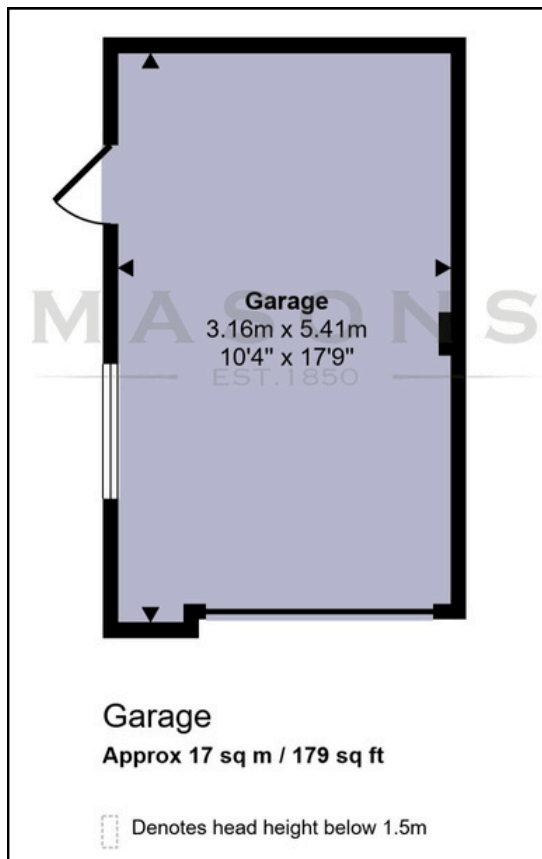




First Floor

Approx 34 sq m / 367 sq ft

Denotes head height below 1.5m



Ground Floor

Approx 56 sq m / 606 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Grainthorpe

Charm by the Coast

Grainthorpe is a charming country village nestled near the scenic Lincolnshire coast. The village is home to a primary school, a welcoming village hall, and a small local bakery renowned for its artisan bread. Grainthorpe boasts a vibrant community spirit, hosting annual events such as an Arts and Crafts Fair, a Tractor Rally, and a traditional May Day Celebration. For recreation, the village features playing fields with a tennis court, cricket pitch, and football pitch.

Steeped in history, Grainthorpe is recorded in the Domesday Book of 1086 as "Germundtorp," with 28 households. Its centrepiece is the Grade I Listed parish church of St. Clement, dating back to 1200, with subsequent alterations and restorations that reflect its rich history. The churchyard and other areas of the village connect to pathways that meander through the surrounding open countryside, offering peaceful walks and picturesque views.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///innocence.badge.brightens

Directions

Proceed away from Louth on Brackenborough Road, follow the lane to the village of Yarburgh and then turn left at the T-junction. Proceed through the village, turn right onto King Street and follow the lane for several miles to Grainthorpe. At the crossroads, carry straight on and proceed for some distance into the main village centre – continue until Rosewood is found on the right.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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