



Tupmarsh Wragholme Road, Grainthorpe, Louth, LN11 7JD
£325,000

Key Features:

- Charming 1920's Detached Bungalow
- Highly Regarded Village of Grainthorpe
- Two Double Bedrooms
- Luxury En-Suite Bathroom & Family Shower Room
- Bay Fronted Lounge & Separate Dining Room
- Kitchen/Breakfast Room + Utility
- Conservatory Overlooking Rear Courtyard
- Generous & Established Lawned Gardens
- Two Driveway Entrances Providing Ample Parking
- Integral Garage

Located in the popular village of Grainthorpe, an individual and deceptively spacious detached bungalow offering a rare combination of period charm, modern upgrades, and generous outdoor space. Originally built in the 1920's and later extended, the property offers immaculately presented accommodation which has been significantly improved by the current owners, to include stylishly updated bathrooms, and a complete new oil-fired central heating system ensuring comfort and efficiency throughout. The attractive bay fronted design unfolds into a practical and inviting layout, comprising a welcoming entrance hall, lounge with multi fuel stove, a separate dining room, and a well-appointed farmhouse style kitchen/breakfast room. A utility room provides extra storage, and the rear conservatory designed for year-round use offers additional living space overlooking the private courtyard. There are two double bedrooms, including a generous main bedroom with its own en-suite bathroom and dressing room, plus a second double bedroom, and family shower room. Set on a substantial and beautifully maintained plot approaching a quarter of an acre, the property boasts excellent kerb appeal, featuring established lawned gardens perfect for gardening enthusiasts, and those looking for outdoor space to entertain. The dual access driveways allow exceptional parking flexibility, ideal for multiple vehicles or even a caravan/motorhome, with access to the integral garage. A superb opportunity to purchase a well-proportioned character home with modern upgrades, ideal for those seeking single-level living in a quiet, well connected Lincolnshire village ...Viewing Highly Recommended.



LOCATION

Grainthorpe is a quiet rural village situated in the Lincolnshire countryside, not far from the coast, the Lincolnshire Wolds (an area of outstanding beauty) and a short drive from the popular market town of Louth.

ENTRANCE HALL

15'3" x 4'10" (4.67 x 1.48)

Accessed via a front porch with uPVC entrance door, a welcoming hallway featuring oak effect Karndean flooring.

LOUNGE

17'8" x 12'0" (5.41 x 3.68)

Measured into bay.

A bay fronted lounge, with sandstone fireplace incorporating a multi-fuel stove. Two additional windows to side aspect, and continued Karndean flooring.

DINING ROOM

11'11" x 9'10" (3.64 x 3.02)

Measured into bay.

Offering formal dining space, a second reception having a front aspect bay window, and continued Karndean flooring.

KITCHEN/BREAKFAST ROOM

15'8" x 10'5" (4.80 x 3.18)

Featuring a farmhouse style design overlooking the lawned gardens.

Comprising a range of storage units, contrasting work tops incorporating a 1.5 sink/drain, built-in Neff double oven, ceramic hob with extractor over, and an integrated fridge. Useful walk-in pantry with space for a larder fridge/freezer. Access to side porch. Tiled floor continuing through double doors to:-

INNER LOBBY

19'3" x 4'5" (5.87 x 1.35)

With pedestrian access to the integral garage. Continued tiled floor.

UTILITY ROOM

5'9" x 5'7" (1.76 x 1.72)

Providing further storage units, work tops incorporating a ceramic sink/drain, plumbing for a washing machine/dishwasher, and dryer space. Tiled floor. Rear aspect window.

CONSERVATORY

12'11" x 8'9" (3.95 x 2.68)

A uPVC conservatory extension providing all year round use. With tiled floor, and access onto the rear courtyard.

BEDROOM 1

12'1" x 10'7" (3.70 x 3.25)

With a side aspect window.

EN-SUITE DRESSING ROOM/WALK-IN WARDROBE

8'11" x 7'10" (2.72 x 2.40)

Providing fitted shelving and railing. Side aspect window.

EN -SUITE BATHROOM

7'9" x 6'4" (2.37 x 1.95)

Stylishly equipped with a freestanding bath, a large vanity drawer unit with countertop basin, and a concealed cistern wc. Heated towel rail. Part tiled walls, and herringbone style Amtico flooring.

BEDROOM 2

10'4" x 9'11" (3.17 x 3.03)

A second double bedroom to rear aspect, with oak effect Karndean flooring.

SHOWER ROOM

7'0" x 4'9" (2.14 x 1.47)

Tastefully updated, with a large walk-in shower, vanity sink unit, and concealed cistern wc. Heated towel rail. Tiled floor and part tiled walls.

GARAGE

19'8" x 9'8" (6.00 x 2.96)

A single garage with open porch to the front, electric roller front door, and integral side door to inner lobby. Power/light, and access to loft space.

OUTSIDE

Set on a generous corner plot, the outdoor space surrounding the bungalow is both spacious and beautifully established, the main garden is laid to lawn bordered by a rich variety of mature shrubs and trees. The plot is enclosed by a neat perimeter hedge providing excellent privacy and seclusion. A real highlight is the property's dual gravelled driveways, offering extensive off road parking and access to the integral garage. To the rear, a private enclosed courtyard offers a low maintenance oasis with access from the conservatory.

TENURE

Freehold

COUNCIL TAX BAND



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, accuracy and appearance of this plan are not intended to be a guarantee as to their accuracy or efficiency and no other use should be made of this plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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