



High Street | Grainthorpe |

Asking Price: £425,000

 3/4  3  1/2

When it comes to  
property it must be

  
lovelle



## SUMMARY

- Coastal Village Location
- Detached Family Home on 1/3rd of an Acre
- 3/4 Double Bedrooms
- Entrance Porch & Entrance Hall
- Kitchen
- Dining Room / Bedroom Four
- Lounge & Conservatory
- Bathroom / Utility Area
- En-Suite Bathroom
- Stunning Private Gardens
- Detached Garage, Workshop, Store and Utility Area



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## DESCRIPTION

The Red House is an attractive three/four bedroom family home that sits on a large plot of approximately a third of an acre accessed via two wrought iron gates from High Street. The accommodation comprises entrance hall, lounge opening into conservatory, kitchen, dining room / bedroom four, ground floor third bedroom and family bathroom. To the first floor is a master bedroom with en suite bathroom, second bedroom with basin and first floor WC. Outside the property is surrounded by its well-maintained gardens. Ample off road parking for ten plus vehicles. The property also benefits from a detached garage as well as a utility area, store space and a workshop. The property really does need to be viewed to appreciate the accommodation on offer.

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## LOCATION

Grainthorpe is a village parish ideally situated between the market towns of Grimsby and Louth. The village of Grainthorpe remains unspoilt by large developments and retains the attraction of village life that many of today's purchasers are seeking. The village has many amenities which include: local school, village hall, post office, football pitch and pavilion. There is also a village church and chapel. For those enjoying sports there are tennis courts and a cricket pitch. Grainthorpe is within the catchment area for the renowned King Edward IV school in Louth. If you enjoy walking, there are many country walks to be found throughout the beautiful and mainly unspoiled nearby Lincolnshire countryside.

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## DIRECTIONS

Leave Louth via the Brackenborough Road and bear right avoiding the turn towards Covenham. At the 'T' junction in Yarburgh turn left and drive through the village then take the first turn on the right into King Street. Follow the road down to the end and you will come to a crossroads. Turn left onto main road, follow the road to the War Memorial and turn right onto High Street. The property can be located on the right hand side.





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## PARTICULARS OF SALE

### Entrance Porch:

Open brick porch with windows either side and lighting. UPVC entrance door leading to the kitchen.

### Entrance Hall:

UPVC entrance door to the side elevation and window to the rear. Coving to the ceiling. Staircase rising to the first floor accommodation with open under stair storage. Telephone point. Radiators. Doors leading to the kitchen, lounge, dining room / bedroom four, ground floor bedroom and bathroom.

### Kitchen: 10'5" x 12'8" (3.18m x 3.86m)

Dual aspect uPVC double glazed windows to the side and rear elevations. Fitted range of wall and base units with complementary worksurfaces over incorporating one and a half bowl stainless steel sink unit with mixer tap and drainer. Attractive tiling to splash areas. Plumbing for dishwasher.

### Dining Room / Bedroom Four: 11'11" x 13' (3.63m x 3.96m)

Dual aspect uPVC double glazed windows to the front and side elevations. Coving to the ceiling. Dado rail. Radiator.

### Lounge: 15' x 14'9" (4.57m x 4.5m)

Dual aspect uPVC double glazed windows to both side elevations and french style patio doors with double glazed side panels opening into the conservatory. The focal point of this bright and airy lounge is the feature exposed brick inglenook fire place with marble surround and hearth incorporating an open grate fire. TV aerial point. Radiator.



### Conservatory: 12'4" x 10'9" (3.76m x 3.28m)

Of uPVC construction with double doors to the rear opening into the garden. Wall mounted heater.

### Ground Floor Bedroom: 10' x 9'4" (3.05m x 2.84m)

UPVC double glazed window to the front elevation. Coving to the ceiling. Cupboard housing the electric consumer unit and meter. Radiator.

### Bathroom: 5'4" x 8'10" (1.63m x 2.7m)

UPVC double glazed window to the side elevation. Fitted with a three piece suite comprising of a panelled bath with mains shower over, pedestal wash hand basin and dual flush close coupled WC. Tiling to splash areas. Plumbing for washing machine. Radiator.

**Landing:**

Access to the loft space via the loft hatch, the loft space has been partially boarded for storage. Storage cupboard and walk in wardrobe accessed from the landing.

**Master Bedroom: 14'11" (4.55) (max) x 10'5" (3.18) (max)**

UPVC double glazed windows to the front elevation. Radiator. Open arch through to the ensuite bathroom.

**En-Suite Bathroom: 10'5" (max) x 11'4" (3.18m (max) x 3.45m)**

Dual aspect uPVC double glazed windows to the front and side elevations. Steps raising to the corner bath, pedestal wash hand basin and close coupled dual flush WC. Tiling to splash areas. Radiators.

**Bedroom Two: 18'1" x 10'5" (5.5m x 3.18m)**

Dual aspect uPVC double glazed windows to the side and rear elevation over looking the garden. Fitted wardrobes comprising of two double and one single. Wash basin with storage below. Radiator.

**Outside:**

The property sits on a private plot measuring at approximately 1/3rd of an Acre. Accessed off high street via double wrought iron gates which provides vehicular access to the extensive block paved driveway providing off road parking for several vehicles, caravans and motorhomes. A combination of boundary walls, timber fencing and hedging makes up the perimeters. To the side of the driveway is a lawned area which currently houses a polytunnel.

To the front of the property is an area housing the Oil fired central heating boiler and the oil storage tank.

The main garden area is predominately laid to lawn with a large paved patio area off the conservatory making it an ideal area for al fresco dining. There is an additional patio area to the bottom of the garden surrounded by a dwarf brick boundary wall incorporating mature flower beds. To the corner of the garden is a sheltered seating area. Tucked away at the bottom of the garden is a secluded private gravelled area. Several outside taps and external lighting.

**Garage / Workshop:**

The driveway leads down to the detached garage measuring at 8'03 x 16'10 which is accessed via the double timber doors opening to the front. Benefitting from lighting. To the side of the garage is a separate workshop area that's split into three separate areas, the first is a utility area measuring at 8'03 x 8'00 which leads on to a store room to the rear measuring at 7'08 x 7'11 and through to the spacious workshop measuring at 15'09 x 9'05 which benefits from windows to the side and rear as well as light and power points throughout. At the side of the garage/workshop is an additional hardstanding area.

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## TENURE

The tenure of this property is Freehold.

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## SERVICES

Mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services. The property has Oil fired central heating system.

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## LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

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## VIEWING

By appointment with the Sole Agent TC Property Louth Ltd., telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovele.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

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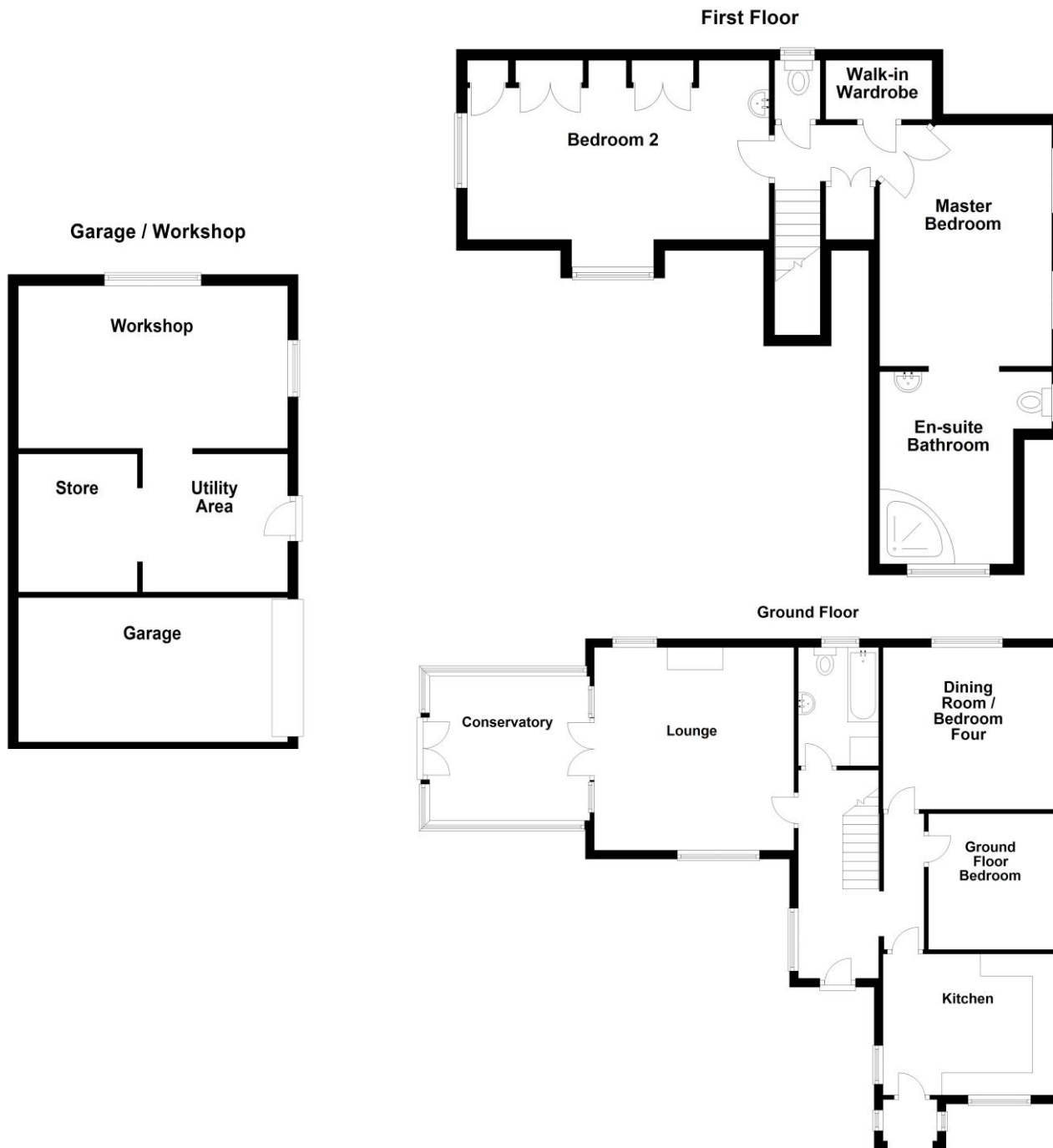
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.







## FLOOR PLANS



## Floorplan

Whilst every attempt has been made to ensure the floorplan contained here, measurements of doors, windows 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 buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made Jon Holmes Photography © 2018.

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