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Wragholme Road, Grainthorpe

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When it comes to
property it must be


lovelle



£460,000



If you are looking for a contemporary styled home with open countryside views, this is the property for you! This impressive three / four bedroom property has recently undergone a major renovation programme, together with an extension by the previous owner. Everything has been replaced over the last couple of years, it boasts an exceptional detailed finish both inside and out. Internal viewing is essential to fully appreciate what this superb property has to offer. Benefitting from double glazing and oil fired central heating. This stylish property briefly comprises entrance porch, cloakroom wc, entrance hall, lounge, open plan kitchen, dining, family room, three good sized bedrooms and modern bathroom. Sitting on just under 1/4 acre sized plot, boasting good sized gardens. The front garden with driveway and the west facing rear enjoying open countryside views.

Key Features

- Stunning Contemporary Styled Bungalow
- Extended & Major Refurbishment Programme
- Open Views Towards The Wolds
- Modern Open Plan Living Kitchen
- Lounge & Cloakroom WC
- Three Good Sized Bedrooms
- Stylish Modern Bathroom
- Approx ¼ Acre Plot
- Detached Single Garage
- EPC rating C
- Tenure: Freehold





Entrance Porch

Composite entrance door leading into the porch area. Solid Oak internal door leading to the cloakroom wc. Karndean wood effect vinyl flooring and tongue and groove panelling to dado height. Further Oak door leading to the entrance hall.

Cloakroom WC

Contemporary two piece white suite comprising close coupled wc and wash hand basin with mixer tap. Tongue and groove panelling to dado height painted in a stylish Grey tone. Karndean wood effect vinyl flooring.

Entrance Hall

Welcoming hallway giving access to all rooms via Oak internal doors. Karndean wood effect vinyl flooring.

Lounge / Bedroom Four

14'0" x 14'0" (4.3m x 4.3m)

Superb room with square bay window to the front and further window to the side both with fitted Roman blinds. TV aerial point and column style radiator. Grey tone, fitted carpet.

Open Plan Kitchen, Dining Family Room

Stunning, bright and airy space with bi folding doors framing the view of the rear garden and beyond towards the Lincolnshire Wolds with fitted Appeal Home Shading electronic ultra smart powered sun filter blinds.

Kitchen Area

14'0" x 8'1" (4.3m x 2.5m)

Beautifully appointed kitchen featuring light grey shaker style wall and base units with solid Oak work surfaces with upstands. Ceramic butler sink with mixer tap over. Built in twin electric ovens, five ring induction hob and extractor built into the chimney recess, which features antique mirror splash back and pelmet lighting. Integrated dishwasher and fridge freezer. There is a large central island with twin pendant lights above, featuring a deeper shade of grey units together with the solid Oak top. The central island has a washing machine and space for another domestic appliance. Window to the side. Karndean wood effect vinyl flooring.

Dining / Family Area

17'0" x 10'1" (5.2m x 3.1m)

Impressive vaulted ceiling with twin Velux roof windows and a four pane bi folding door leading out onto the large raised sun terrace. TV aerial point for a wall mounted TV. Twin vertical column radiators. Continuation of the Karndean wood effect flooring.

Bedroom One

11'1" x 9'1" (3.4m x 2.8m)

Lovely room with a square bay window to the front with fitted Roman blinds. TV aerial point. Grey tone, fitted carpet and column style radiator.

Bedroom Two

12'0" x 10'0" (3.7m x 3m)

Window to the side elevation. TV aerial point. Grey tone, fitted carpet and column style radiator.

Bedroom Three

11'1" x 9'1" (3.4m x 2.8m)

Window overlooking the rear garden and enjoying the views beyond. Fitted with a range of wardrobes comprising of two single wardrobes, two double wardrobes and a corner unit all fitted with shelving and railing. Fitted dressing table with two sets of four drawers and an additional base unit. TV aerial point. Grey tone, fitted carpet and column style radiator.

Bathroom

8'0" x 6'1" (2.4m x 1.9m)

Window to the rear. Fitted with a contemporary four piece suite comprising double ended bath with central wall mounted mixer tap and pendant feature light above. Vanity wash hand basin with mixer tap, shaker style storage cupboard below and LED vanity mirror above. Close coupled wc and glass shower enclosure with mains mixer rainfall shower with separate hose/shower attachment. Grey tone, stone effect tiling to the floor and splash areas. Column style radiator with chrome towel rail.

Garage

Single detached garage with roller garage door to the front and a personnel door to the side. Window to the rear, together with power and light. Oil fired floor standing central heating boiler.

Gardens

The property sits on just under 1/4 acre plot with impressive open views to the rear towards the Lincolnshire Wolds. The front garden is enclosed by fencing to the perimeters. Extensive gravel driveway providing off road parking for a few vehicles and turning area with a lawned area. Raised shrub border and large sandstone paved area leading to the entrance. Gated pedestrian access to the rear garden. Up/down lighting around the whole property exterior. The west facing, private rear garden is predominately laid to lawn with two mature trees. Large raised sandstone sun terrace, an ideal spot to relax during a sunny day and enjoy the superb uninterrupted views. Fencing to the perimeters and fenced area housing the oil storage tank.

Tenure

The tenure of this property is Freehold.

Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services. Please note the property is on Oil fired central heating.

Local Authority

This property falls within the geographical area of East Lindsey Council - 01507 601111. With a council tax band of C.

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

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, 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.





Mortgage Advice

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us. 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.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request. 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.

Agents Notes

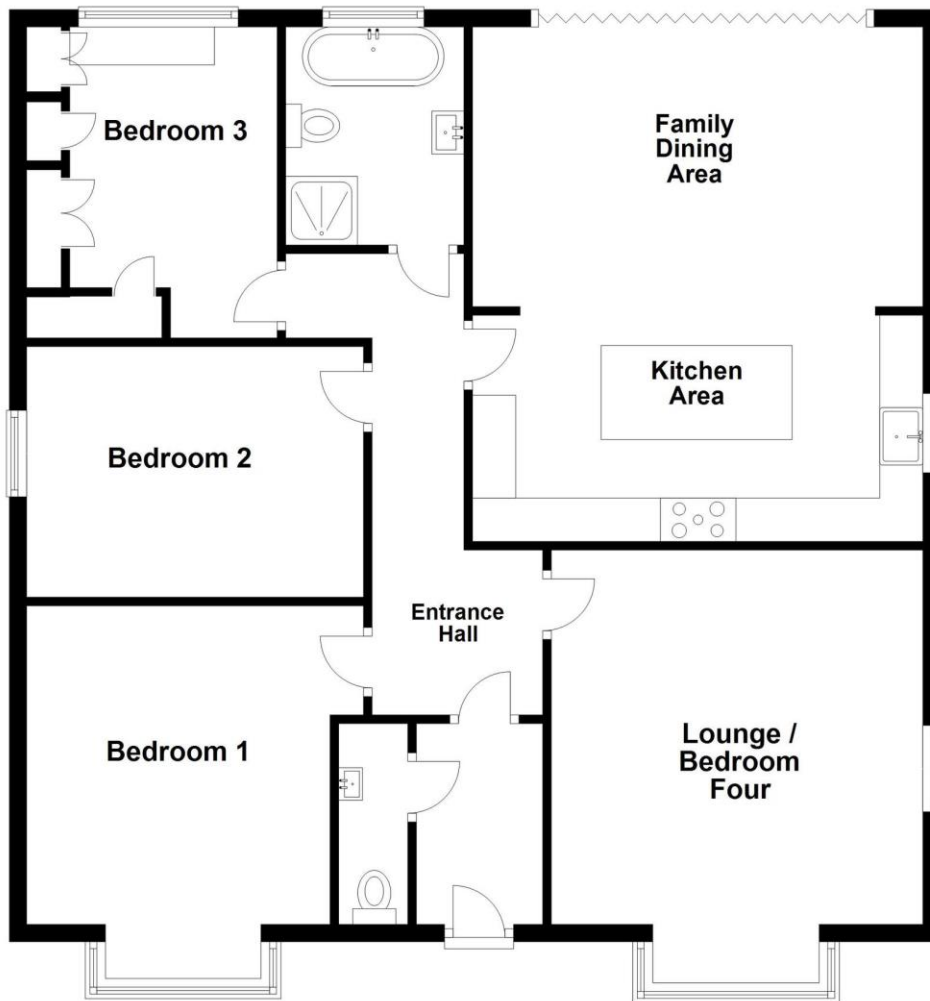
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Ground Floor



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it must be


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