



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Stapes Garth

Grainthorpe  
LN11 7FD

£185,000

Tucked away in a quiet Cul-de-sac in the quaint outlying village of Grainthorpe is this stunning well presented two bedroom semi detached bungalow. Ideal for the retiring type with beautiful well kept manicured front and rear gardens with extensive slab patio area, this property has all you need and all in manageable proportions. The property briefly comprises entrance hall, modern kitchen 2017, large open plan lounge dining room, two double bedrooms and family bathroom with shower over the bath. The property has two off road tarmac parking spaces leading to a detached longer than average single concrete sectional garage.

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#### Entrance hall

A pleasant good sized central hallway leads to all rooms and has black uPVC frosted door to the front, grey decor to coving, brown carpet, airing cupboard and linen storage cupboard, loft access, two three way lights and loft access.

#### Lounge diner

16' 6" x 11' 5" (5.04m x 3.49m)

A spacious room with separate spaces for both dining and lounging. The room has uPVC French doors and windows to the rear garden, wood laminate floor, grey decor to coving, ceiling light and radiator.

#### Kitchen

10' 9" x 7' 9" (3.27m x 2.36m)

The kitchen offers a six year old cream high gloss kitchen with black work top and splash back returns to three sides with sunken one and a half stainless sink drainer and fixed extractor over, free standing cooker. The kitchen also has space for tall fridge freezer and washing machine. uPVC window to the front, frosted uPVC door to the side, grey cloudy vinyl floor, radiator, white decor to coving and four way ceiling light.

#### Bedroom One

11' 7" x 9' 5" (3.54m x 2.88m)

The larger of the two bedrooms has grey decor to coving, rose carpet, uPVC window to the rear, radiator and ceiling light.

#### Bedroom two

10' 6" x 9' 2" (3.21m x 2.80m)

A second double could also be used for other purposes and has neutral decor to coving, wood laminate flooring, radiator, uPVC window to the front and ceiling light.

#### Bathroom

6' 6" x 5' 5" (1.99m x 1.65m)

The bathroom has a cream three piece suite bathroom suite with shower over bath having glass screen. The room has light rose tiled splash backs to coving, cream tiled floor, three way light, extractor, radiator and frosted uPVC window.

#### Rear garden

An absolutely immaculate south facing rear garden has been completely overhauled by the current owners to have superbly laid slab patio area that run seamlessly around the garden via a ramp and a step for easy access with neat lawn to the centre. There is a separate service area fenced off with blue slate to house the bins, oil tank, shed and water collection tanks to the side also. The garden has fenced boundaries with timber gate to the front, blue slate borders and lollipop conifer screening to the bottom of the garden.

### Front garden and driveway

The front garden has an open front and tarmac driveway for two cars. The main garden area is laid to lawn with two feature plants and slab path across the front.

### Garage

21' 9" x 11' 7" (6.63m x 3.54m)

A large concrete sectional garage has corrugated roof, up and over front door. There is a single glazed window and metal pedestrian door to the side into the garden.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

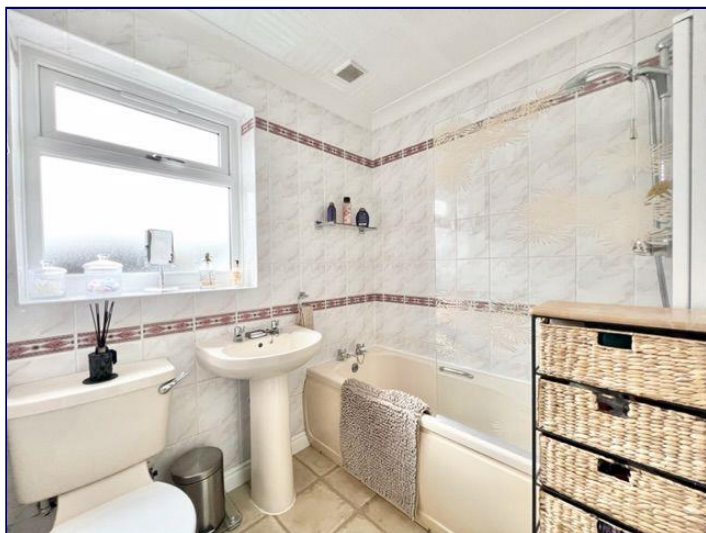
### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

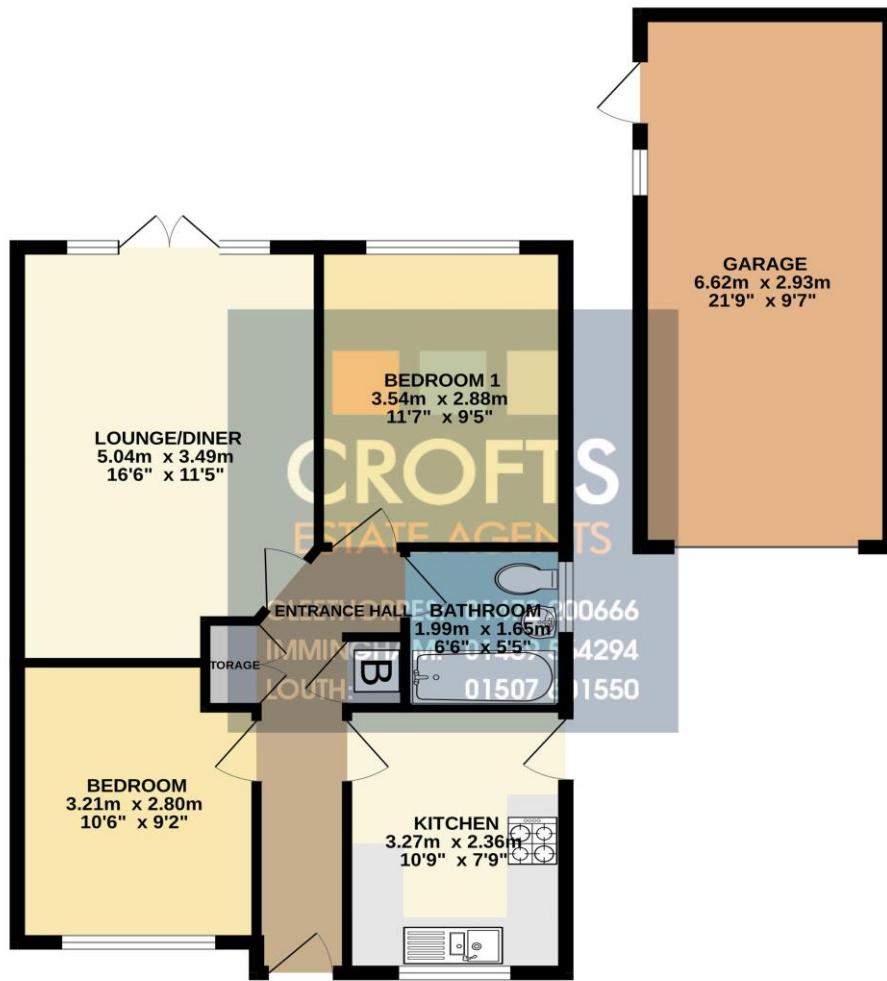
### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

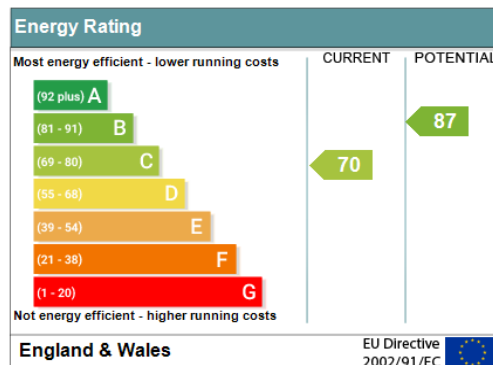


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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