



# CROFTS ESTATE AGENTS

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



Jacklin Close  
Grainthorpe  
LN11 7HA

Guide Price £195,000

An attractive modern 2 bedroomed DETACHED BUNGALOW found within this small quiet cul de sac, with the village of Grainthorpe, which is ideal base for exploring the Lincolnshire Coast or the bustling market town of Louth. Offered for sale with no forward chain,, this lovely home offers an entrance hallway, living room, good sized breakfast kitchen, a large utility room, bedroom and bathroom. Open plan front garden with gravel driveway and attached garage. A lovely and good sized rear garden with lawn and patio areas. uPVC double glazing and oil fired central heating with a new boiler installed in 2022.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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#### Location

Grainthorpe is a rural village situated only 3 miles from the coast and about 7 miles from the historic market town of Louth. The village has its own primary school and village hall. The playing fields consist of a tennis court, football pitch and cricket pitch. A bus service runs to Louth.

The larger village of North Somercotes is around 3.5 miles to the south and has two public houses, takeaway food shops, supermarket, post office, primary school and secondary academy together with a leisure centre on the southern fringe.

The bustling market town of Louth has numerous individual shops and national retailers, bar, cafes, restaurants, supermarkets, theatre, cinema, sports clubs and leisure facilities. Well regarded schools including King Edward Grammar School.

#### Entrance Hallway

Offering composite and decorative glazed entry door to the front elevation. Central heating radiator. Airing cupboard which contains a central heating radiator and has fitted shelving. Coving and loft access to the ceiling.

#### Living Room

15' 0" x 11' 5" (4.577m x 3.487m)

Offering uPVC double glazed window to the side elevation and French doors to the rear with adjoining glazed panels. Coving to the ceiling. Central heating radiator.

#### Breakfast Kitchen

11' 7" x 9' 5" (3.535m x 2.862m)

Offering uPVC double glazed window to the side elevation, the kitchen has a range of wall and base units with contrasting work surfacing with inset oven and a half sink and drainer. Splashback tiling. Electric point for an oven. Central heating radiator. Neutrally decorated with coving to the ceiling.

#### Utility Room

7' 11" x 7' 7" (2.408m x 2.317m)

uPVC double glazed window to the side elevation, rear entry door and a personal door through to the garage. Roll edged work surfacing with plumbing for a washing machine beneath.

#### Bathroom

6' 6" x 6' 0" (1.990m x 1.833m)

Fitted with a w.c, pedestal wash hand basin and a panelled bath with shower over. uPVC double glazed window to the side elevation. Central heating radiator. Splashback tiling.

#### Bedroom One

12' 4" x 9' 1" (3.756m x 2.778m)

uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling.

#### Bedroom Two

10' 9" x 7' 9" min (3.274m x 2.371m)

uPVC double glazed window to the front elevation. Central heating radiator.

## Outside

Open plan frontage with lawned garden and gravelled driveway leading to the attached garage. The rear garden has lawn and patio areas with established shrubs to its perimeters.

## Tenure

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

## Services

Main electricity and water are connected. Drainage to a septic tank and oil tank provides the heating. 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 C: 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

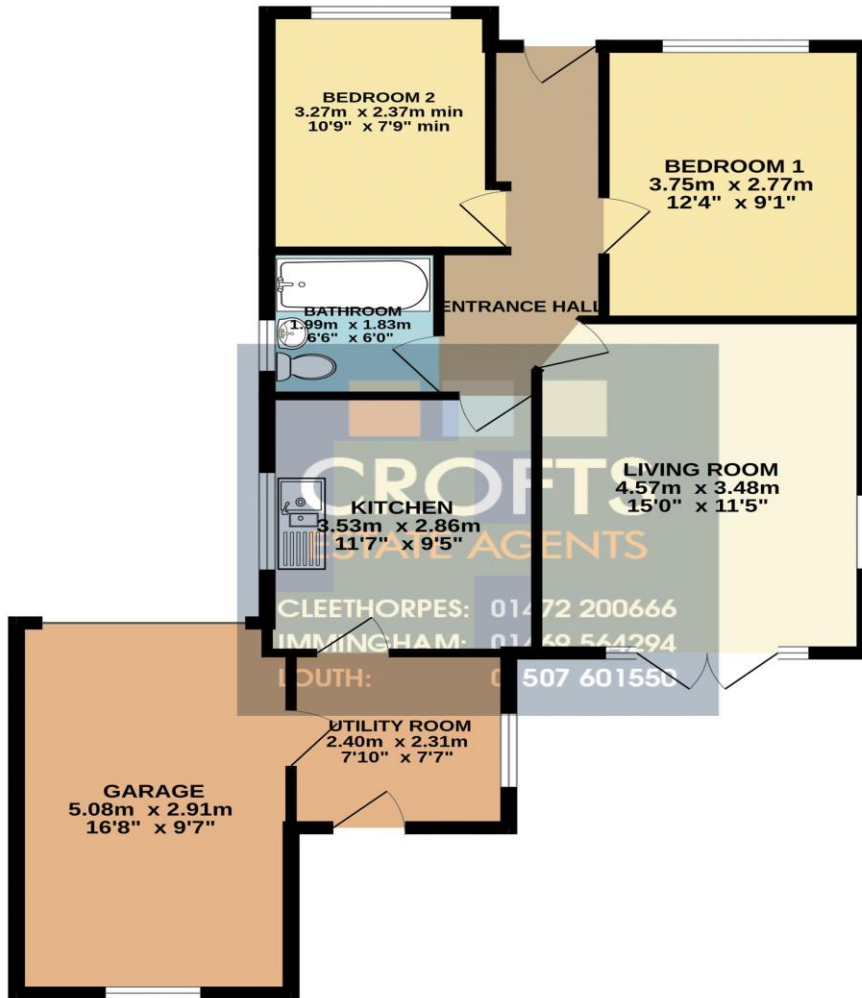
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
74.1 sq.m. (798 sq.ft.) approx.



TOTAL FLOOR AREA : 74.1 sq.m. (798 sq.ft.) approx.

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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