



# CROFTS ESTATE AGENTS

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



## Wragholme Road Grainthorpe LN11 7JD

**Offers in the Region Of  
£219,950**

Set on 0.24 ACRES in a prime position on the main road through the pretty commuter village of Grainthorpe, this well proportioned property provides a rare opportunity to purchase land and property together. In need of a degree of modernisation and improvement, now might be the time for an investor to extend and improve what's already here or there is the possibility to develop the land as plots by knocking down the current building and building more than one house here. Of course this would require the correct planning but appears to be a possibility. Currently the house offers lounge, separate dining room, spacious extended kitchen, utility room, cloakroom, ground floor bedroom or 3rd reception room to the ground floor with three further bedrooms and large bathroom to the first floor. On top of the generous offering inside the property offers brick outbuildings which were formerly stables plus concrete sectional garage. Parking is catered for also by the large block paved driveway which would hold all types of vehicles, caravans or trailers.

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#### Utility entrance

7' 11" x 7' 3" (2.42m x 2.20m)

Entered from the rear into the utility room which has plumbing and space under grey work top for washing machine and dryer. The building is brick with uPVC windows, blinds and frosted door with boiler cupboard. The room has grey tile effect vinyl.

#### Kitchen

7' 9" x 17' 0" (2.37m x 5.19m)

An extended kitchen has a generous offering of grey wall and base units to three sides with stainless steel sink drainer and complimentary work top over. The room has white tile effect splash backs, grey tile effect vinyl flooring, there are two uPVC windows with blinds, radiators strip lights and extractor with space for cooker and tall fridge freezer

#### Dining room

12' 2" x 10' 6" (3.70m x 3.19m)

A large dining room has two uPVC windows, grey carpet, cream decor, brick fireplace, ceiling light and radiator.

#### Lounge

12' 2" x 13' 6" (3.70m x 4.12m)

The large reception room has feature brick fireplace, floating uPVC bay to the front, grey carpet, stylish decor, pendant light and radiator.

#### Bedroom Four / Reception room

7' 11" x 7' 2" (2.42m x 2.18m)

A flexible space for either a bedroom or reception room which has grey decor, grey carpet, radiator, uPVC window and pendant light.

#### Stairs and landing

Turning 180 degrees to the landing going past a uPVC window and blinds with views to the fields behind the stairs and landing have light brown carpet, pendant light and yellow decor.

#### Bedroom One

12' 2" x 13' 5" (3.71m x 4.09m)

A large main bedroom has light brown carpet, cream and pink decor, built in storage, ceiling light, radiator and uPVC window to the front.

#### Bedroom Two

10' 6" x 12' 2" (3.21m x 3.72m)

A second double bedroom gaslight brown carpet, pink decor, built in storage, uPVC window, radiator and pendant light.

#### Bedroom Three

8' 0" x 7' 4" (2.44m x 2.23m)

A smaller single bedroom has uPVC window to the side with blinds grey decor with feature wall, light brown carpet, radiator and pendant light.

### Family Bathroom

8' 1" x 10' 3" (2.46m x 3.13m)

A large bathroom has three piece white suite with shower over bath with glass screen, vanity sink, brown tile effect vinyl floor, white splash back tiling and green decor, uPVC frosted window and blind to the side, radiator and ceiling light.

### Front garden

A front garden is laid to lawn with mature boundaries to the side and front or trees and shrubs.

### Rear garden

A large rear garden is mainly laid to lawn with timber fence boundaries and open views to fields. There is a concrete and raised deck patio area with timber built bar.

### Driveway and garage

A wide double gated driveway entrance leads into a block paved driveway to the side of the house and to a detached concrete sectional garage with up and over door to the rear. The driveway has space for almost any size and shape of vehicle including caravans and such likes.

### Outbuilding 1

11' 7" x 10' 3" (3.53m x 3.12m)

With barn door and wood window

### Outbuilding 2

18' 2" x 10' 2" (5.53m x 3.10m)

With barn door to side

### Outbuilding 3

15' 3" x 10' 0" (4.64m x 3.06m)

With garage door, two wood windows and door to side.

### 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 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

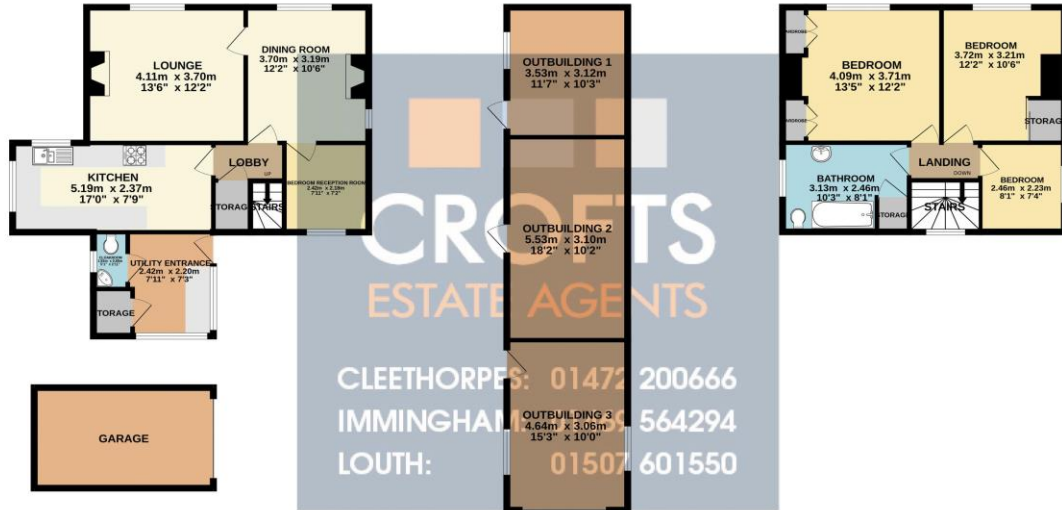
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



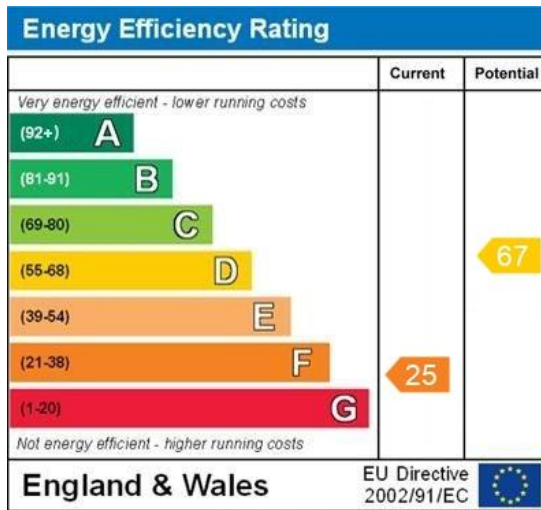
GROUND FLOOR  
112.1 sq.m. (1207 sq.ft.) approx.

1ST FLOOR  
43.4 sq.m. (467 sq.ft.) approx.



TOTAL FLOOR AREA: 155.6 sq.m. (1674 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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