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



14 Carters Garth Close Grainthorpe LN11 7HY

**Offers in the Region Of
£160,000**

Set within beautifully maintained mature gardens to the front and rear is this extremely well presented and spacious end of terrace cottage located in the popular rural village of Grainthorpe. Offered for sale with NO FORWARD CHAIN, the property is an ideal first time purchase or family home, offering great scope and potential for further improvement, which can only be fully appreciated upon internal viewing, which come highly recommended. Accommodation is comprised of: entrance hallway, cloakroom, lounge dining room, fitted kitchen with pantry, utility room, first floor landing, three double bedrooms and bathroom suite. The property boast oil central heating and double glazing throughout. Outside, the front garden is accessed from High Street via wooden entrance gate and lawn with stocked borders. The rear garden is accessed from Carters Garth Close with a large lawn, providing scope for off road parking. There is also a patio and wooden storage shed

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

UPVC entrance door to front opens into hallway, stairs to first floor landing, radiator.

W/C

2' 9" x 5' 3" (0.85m x 1.59m)
Window to front, high flush w/c

Lounge diner

17' 11" x 10' 4" (5.473m x 3.162m)
Window to front and rear, radiator, electric fire, picture rail

Fitted Kitchen

8' 0" x 10' 2" (2.43m x 3.095m)
Window to rear, built in cupboard, pantry, range of fitted units incorporating sink with draining board and mixer tap, space for cooker and plumbing for washing machine. Door to side leads into side lobby with uPVC door to side leading to outside and door to side leading into utility room

Utility room

6' 5" x 10' 0" (1.956m x 3.040m)
A really useful area for storage, additional fitted cupboards, shelving and power points, housing the boiler

First Floor Landing

Window to rear, built in storage cupboard

Bedroom 1

12' 2" x 13' 4" (3.699m x 4.069m)
Width measurement narrows to 3.075 m (10' 1") Window to side, radiator

Bedroom 2

7' 11" x 10' 5" (2.408m x 3.173m)
Window to front, radiator

Bedroom 3

9' 9" x 7' 4" (2.981m x 2.247m)
Window to rear

Bathroom

5' 7" x 6' 10" (1.701m x 2.074m)
Opaque window to rear, panelled bath, low flush w/c, vanity corner wash basin, radiator, part tiled walls

Outside

The front of the property is accessed from High street, wooden entrance gate leads to the front garden enclosed by hedges with lawn, leading to rear garden with patio and wooden panel storage shed and oil tank. There is a large lawned garden to the rear enclosed by hedges with gate accessed from Carters Garth Close. Great potential to create off road parking from the rear or to be used as an area for entertaining / al fresco dining

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 and 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







OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
39.0 sq.m. (420 sq.ft.) approx.

1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.

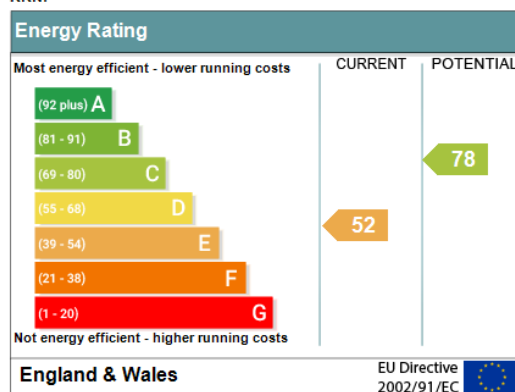


TOTAL FLOOR AREA: 79.6 sq.m. (857 sq.ft.) approx.

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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Address: 14 Carters Garth Close, Grainthorpe, LOUTH, LN11 7HY

RRN:



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