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



10 Carters Garth Close
Grainthorpe
Louth
LN11 7HY

£194,950

This spacious semi detached home lies in the popular village of Grainthorpe, having great links to Louth and the A16. Offered for sale with NO FORWARD CHAIN, the property stands in large private corner gardens to the front and rear, making it ideal for families or first time buyers. Having full uPVC double glazing and oil heating, internal viewings are highly recommended and will reveal well presented living accommodation which is comprised of: Entrance hallway, lounge, conservatory, modern fitted kitchen dining room, utility room, cloakroom, three nice sized bedrooms and bathroom suite to the first floor. Outside, the property is accessed by large private lawned gardens to both the front and rear, with ample street parking available.

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Entrance Hall

uPVC entrance door opens into hallway, with stairs leading to first floor landing, radiator and built in storage cupboard. Doors leading into lounge and kitchen dining room

Lounge

17' 1" x 13' 7" (5.197m x 4.138m)

uPVC window to front, electric heater, feature open fireplace with traditional fire surround. Coving to ceiling. uPVC sliding doors leading into conservatory

Conservatory

10' 3" x 13' 9" (3.112m x 4.201m)

uPVC french doors to rear leading into rear garden. Modern flooring

Kitchen dining room

9' 6" x 16' 10" (2.895m x 5.143m)

uPVC window to rear, uPVC window to side, uPVC door to side leading to outside. Door to front leads to utility room and cloakroom. A range of modern fitted base and eye level units incorporating induction hob with overhead extractor, integral oven

Utility room

6' 9" x 5' 7" (2.060m x 1.699m)

uPVC window to front, plumbing for washing machine tiled floor. Door to side leads into cloakroom

Cloakroom

6' 8" x 2' 3" (2.027m x 0.678m)

uPVC window to front, close coupled w/c, corner vanity wash basin, heated towel rail, mermaid wall boarding, tiled flooring

First

Floor

Landing

uPVC window to front

Bedroom 1

9' 6" x 10' 6" (2.894m x 3.198m)

uPVC window to rear, built in storage cupboard, electric heater

Bedroom 2

9' 7" x 12' 0" (2.916m x 3.669m)

uPVC window to rear, electric wall heater

Bedroom 3

6' 8" x 10' 1" (2.027m x 3.073m)

uPVC window to front, electric wall heater

Bathroom

6' 8" x 5' 0" (2.024m x 1.532m)

uPVC window to front, panelled bath with shower over, glass shower screen, pedestal wash basin, low flush w/c, heated towel rail, tiled walls

Outside

The property stands in large, beautifully maintained private lawned gardens to both the front and rear, enclosed by tall hedges. The property is located on the corner of Carters Garth and Carters Garth Close



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 D: 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
52.9 sq.m. (569 sq.ft.) approx.

1ST FLOOR
32.7 sq.m. (352 sq.ft.) approx.



TOTAL FLOOR AREA : 85.6 sq.m. (921 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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