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



Upton House
Wragholme Road
Grainthorpe
LN11 7JD

Offers in the Region Of
£575,000

This substantial detached family home is an excellent opportunity for those with Equestrian needs. Having two large paddocks as well as several stables, the property stands in large private grounds with stunning open views to the rear and is approached by a large extensive driveway to the front leading to a double attached garage providing an abundance of off road parking. Located within the rural village of Grainthorpe, the property has great links to Louth as well as the coastal areas being a short journey away. The present owner has upgraded the internal aspects of the property which needs to be seen first hand in order to be fully appreciated. The living accommodation offers great flexibility for the family and is briefly comprised of: Entrance hallway, lounge with multi fuel burning stove, conservatory, sitting room, superb open plan kitchen dining room, utility room, cloakroom, ground floor 5th bedroom/ study, four upstairs bedrooms with the principle bedroom having fitted wardrobes and en suite shower room, in addition to the family bathroom suite. Outside, there is a large driveway leading to double garage and secure gated access leading to large private rear garden which in turn leads to two large paddocks with several stables having solar lights.

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Entrance Hallway

uPVC door to front opens into entrance hall with tiled floors, stairs to the first floor landing, double doors to side and rear leading to lounge and kitchen dining rooms, radiator. Further doors provide access into utility room, cloakroom and fifth bedroom

Lounge

28' 4" x 11' 0" (8.630m x 3.360m)

uPVC window to front, uPVC french doors to rear lead to the rear garden, modern flooring, coving to ceiling, radiator and cast iron multi fuel burner.

Conservatory

15' 10" x 20' 9" (4.830m x 6.324m)

Double doors from the lounge, sitting room and kitchen leads into a lovely sized "P" shaped conservatory overlooking the rear garden area, with uPVC french doors to rear leading into the rear garden.

Sitting Room

10' 4" x 9' 10" (3.156m x 2.998m)

Double doors from the hallway lead into the cosy sitting room with double doors to rear leading into the conservatory, coving to ceiling, spotlights and open plan entrance leading to the kitchen dining room

Kitchen dining room

19' 1" x 10' 0" (5.806m x 3.039m)

uPVC window to rear, a range of modern fitted units incorporating 1.5 stainless steel sink unit with draining board and mixer tap. Space for range oven with overhead extractor, under unit lighting, tiled splashbacks, matching central island with cupboard and drawer space, with breakfast bar and stools. vertical column radiator, fully tiled floor, spotlight ceiling. Door to side leads into utility room

Utility room

8' 8" x 5' 5" (2.654m x 1.657m)

Leading off the kitchen, comprising of uPVC door to side, uPVC window to side, range of matching fitted units and worktops with the kitchen, incorporating sink bowl with mixer tap, plumbing for a washing machine, tiled splashbacks, tiled flooring

Cloakroom

2' 11" x 5' 4" (0.884m x 1.630m)

uPVC window to side, close coupled w/c, pedestal wash hand basin, heated towel rail, tiled flooring

Bedroom 5

7' 6" x 8' 9" (2.276m x 2.670m)

uPVC window to front and side, modern flooring, radiator. A dual aspect room which could also be used as an office

First Floor Landing

Upvc window to front. Doors leading to bedrooms and bathroom suite

Bedroom 1

14' 7" x 14' 2" (4.434m x 4.323m)

Two uPVC windows to front, radiator, a range of built in fitted wardrobes to the side and rear. Radiator, coving to ceiling. Door to rear leads into the en suite

En suite

8' 2" x 4' 1" (2.485m x 1.251m)

Opaque uPVC window to rear, heated towel rail, walk in corner shower cubicle, pedestal wash basin, tiled floor, mermaid board wall panels

Bedroom 2

11' 1" x 9' 7" (3.386m x 2.923m)

uPVC window to rear, radiator, range of built in fitted wardrobes

Bedroom 3

11' 1" x 8' 9" (3.376m x 2.673m)

uPVC window to rear, radiator

Bedroom 4

8' 0" x 8' 10" (2.443m x 2.689m)

uPVC window to front, radiator, coving to ceiling

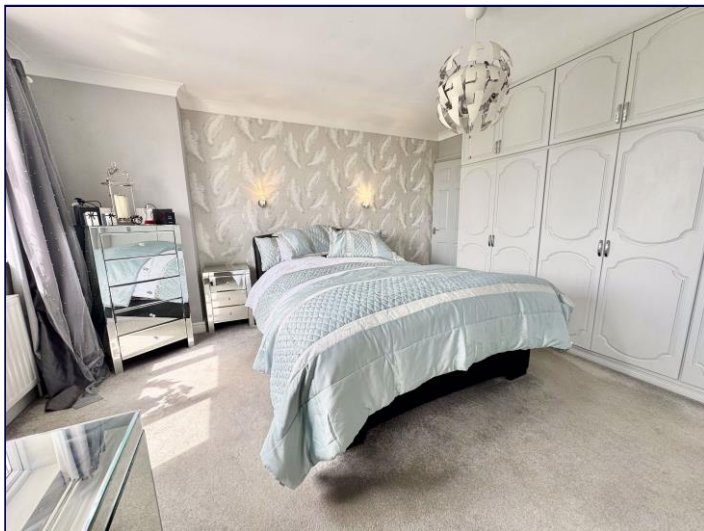
Double Garage

18' 9" x 17' 3" (5.713m x 5.268m)

Twin "up and over" doors, light, power, uPVC personal access door to rear

Outside

The property is well set back from Wragholme Road via a large gravelled driveway providing extensive off road parking, leading to double attached garage, with gated side access leading to the rear garden. The rear garden is private and not overlooked, having patio and large lawned garden backing onto open views to the rear. The garden gives access to the first set of stables which have solar lights and are available via separate negotiations. Timber gates give access to two gated paddocks with a further set of wooden stables which are included in the sale. Beyond the rear boundary and paddocks are stunning open field views as far as the eye can see.



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
132.7 sq.m. (1429 sq.ft.) approx.

1ST FLOOR
57.0 sq.m. (614 sq.ft.) approx.



TOTAL FLOOR AREA: 189.7 sq.m. (2042 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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