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



Ryedale Cottage
Wragholme Road
Grainthorpe
LN11 7JD

**Offers in Excess of
£180,000**

This beautifully presented and highly deceptive mid link cottage lies in this lovely semi rural position, on the outskirts of Grainthorpe and Marshchapel. Offered for sale with NO FORWARD CHAIN, the property is suitable for a variety of clients, including first time buyers, families, or could easily be used as a holiday let. The property has recently undergone a significant upgrade with the installation of a brand new LPG heating system in March 2025 and has uPVC double glazing throughout. Internal viewings are highly recommended in order to fully appreciate the living accommodation on offer, which is comprised of: Porch, lounge, dining room, superb open plan fitted breakfast kitchen with stairs leading to the upper floor, ground floor bathroom suite and large sun room to the rear overlooking the private rear garden. Upstairs, there are three bedrooms and a really handy upstairs cloakroom suite. Outside, the property has the benefit of a driveway to the front providing off road parking. There is a small courtyard off the kitchen and a nice sized private garden which is not overlooked and has a large storage shed.

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Entrance Porch

4' 2" x 3' 6" (1.264m x 1.077m)

Entrance door to front elevation leads into porch, further door opens into lounge

Lounge

11' 7" x 11' 6" (3.532m x 3.504m)

uPVC window to front, radiator, modern flooring, small built in cupboard and shelves in chimney breast recess. Open plan archway to side opens into dining room

Dining room

11' 7" x 7' 6" (3.542m x 2.284m)

uPVC window to front, radiator, modern flooring, door to rear leads into kitchen area

Open plan breakfast kitchen

6' 0" x 16' 6" (1.837m x 5.027m)

A superb open plan fitted breakfast kitchen with uPVC window and door to front leading to the small courtyard area. Stairs to first floor landing, radiator, ceiling beams, a range of fitted units incorporating double oven, stainless steel sink unit with draining board and mixer tap. Induction hob with overhead extractor, tiled flooring throughout and part tiled walls. The kitchen measurements extend to 2.649 m x 2.213 m

Rear lobby

Beyond the kitchen is an open plan entrance into a lobby which has a built in cupboard and also leads to the bathroom and sun room

Bathroom

4' 1" x 7' 11" (1.249m x 2.419m)

Opaque uPVC window to side, panelled bath with shower over, close coupled w/c and pedestal wash basin with vanity cupboard. Tiled walls and modern flooring

Sun

12' 4" x 11' 3" (3.765m x 3.419m)

uPVC rear entrance door with large side panel leading to the rear garden. uPVC window to rear. Two radiators, tiled floors, Spotlights to ceiling. Loft access

room

First Floor Landing

Leading to all bedrooms and cloakroom

Bedroom 1

8' 4" x 11' 7" (2.552m x 3.525m)

uPVC window to front, radiator

Bedroom 2

11' 8" x 7' 8" (3.561m x 2.325m)

uPVC window to front, radiator, large built in cupboard housing the heating system

Bedroom 3

6' 8" x 10' 3" (2.043m x 3.126m)

uPVC window to rear, radiator

Cloakroom suite

6' 3" x 2' 6" (1.910m x 0.762m)

Opaque uPVC window to rear, close coupled w/c , vanity wash basin



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 B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



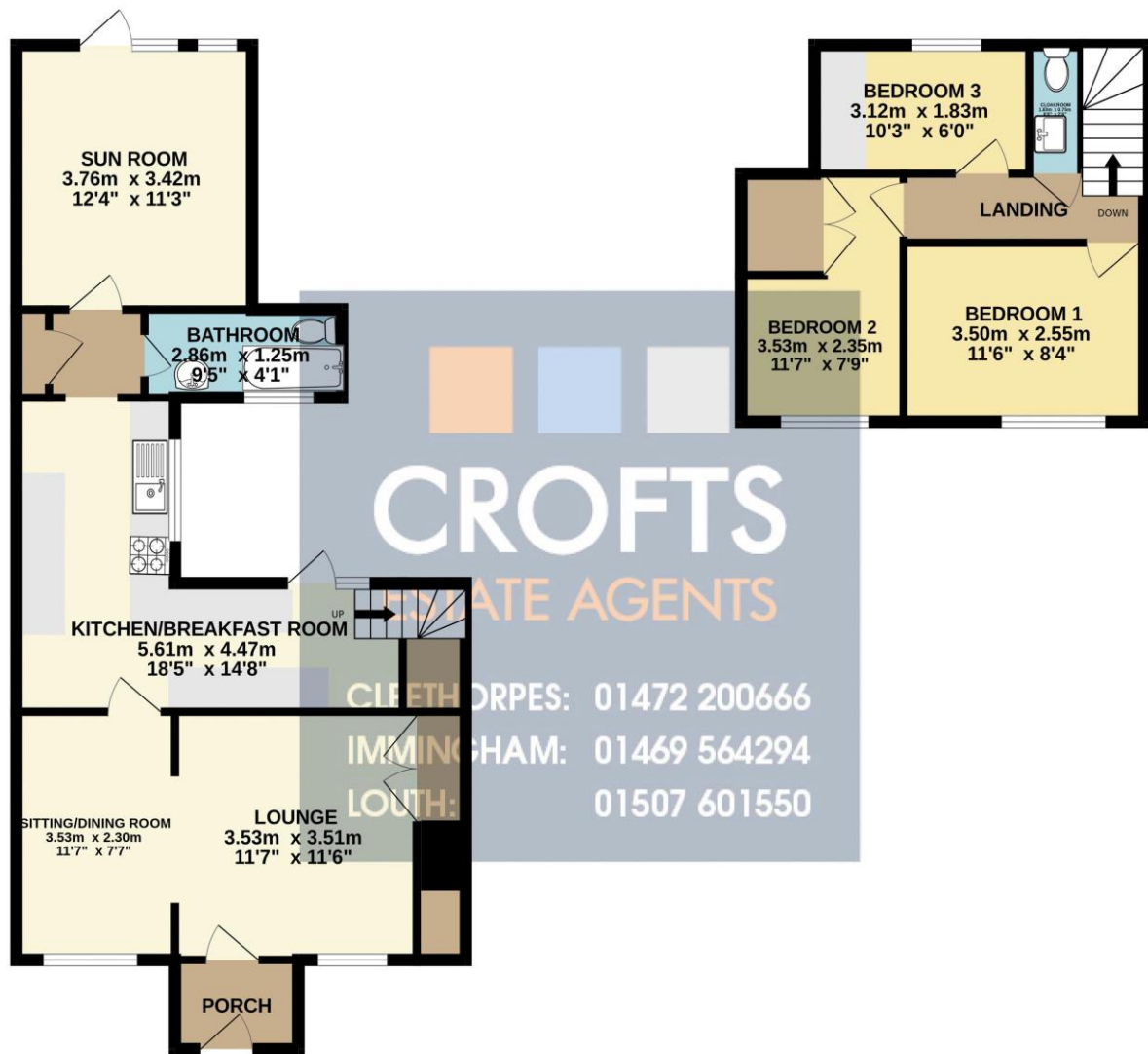


OPEN 7 DAYS A WEEK

| | |
|--------------------|---|
| 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
61.5 sq.m. (662 sq.ft.) approx.

1ST FLOOR
29.4 sq.m. (317 sq.ft.) approx.



TOTAL FLOOR AREA : 90.9 sq.m. (978 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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