



CHOICE PROPERTIES

Estate Agents

Alba Court Wragholme Road,
Grainthorpe, LN11 7JD

Reduced To £315,000



Choice Properties are delighted to bring to the market this immaculately presented three bedroom detached bungalow, situated in the most sought after location overlooking stunning views to the front and rear aspects. With extensive grounds of approximately 1/3 of an acre (sts). The bungalow further benefits from generously sized rooms throughout with a light and airy atmosphere and sits proudly upon an attractive and well tended plot. Early viewing is highly advised to appreciate the accommodation on offer.

Offering generously proportioned rooms throughout and a flexible layout, the abundantly light and beautifully maintained accommodation comprises:-

Entrance Hall

6'6" x 19'11"

Spacious and light hallway, built in storage cupboard, loft access - partly boarded with pull down ladder, running the whole distance of the bungalow.

Reception Room

16'1" x 13'11"

Beautiful open fire with featured tiled surround and slate hearth, TV Aerial point, telephone point, French double opening patio doors to the rear aspect overlooking the most stunning views of the garden.

Kitchen

13'5" x 14'4"

Fitted with a modern high gloss range of wall and base units with work surfaces over, integral double oven, five ring ceramic induction hob with featured stainless steel extractor hood over, integrated fridge/freezer and dishwasher, one and a half bowl stainless steel sink unit with drainer and mixer taps, tiled splash backs, inset spot lighting to the ceiling, dual aspect windows over beautiful views of the gardens.

Utility Room

9'7" x 5'1"

Bedroom 1

10'11" x 14'10"

Remarkably spacious double bedroom overlooking views of the garden to the rear aspect.

Bedroom 2

12'4" x 11'0"

Remarkably spacious double bedroom overlooking views of the garden to the rear aspect.

Bedroom 3

9'7" x 9'4"

Bow window to the front aspect.

Dining Room / Bedroom 4

12'4" x 11'1"

Spacious double bedroom, beautiful views of the garden, ideal dining room.

Bathroom

7'2" x 7'8"

Fitted with a three piece suite comprising panelled bath with mixer taps and a shower attachment, pedestal wash hand basin with single taps, dual flush w.c., heated towel rail.

Shower Room

6'7" x 8'5"

Fitted with a modern three piece suite comprising a large double shower cubicle, pedestal wash hand basin with single taps, dual flush w.c., tiled walls, chrome heated towel rail.

Driveway

Paved driveway providing off road parking for several vehicles.

Garden

The property stands proudly upon an impressive and generously sized plot which surrounds the bungalow, with established hedging, trees and shrubbery to the borders. The garden lends itself as a potential building plot subject to the necessary permissions. The garden is laid with well tended lawn and overlooks beautiful views to the front and rear. There is a paved patio seating area, ideal for relaxing in the sunshine and dining Alfresco. A large timber shed provides ample storage.

Tenure

Freehold

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth,
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







● Call Us To View On 01507 860033 ●

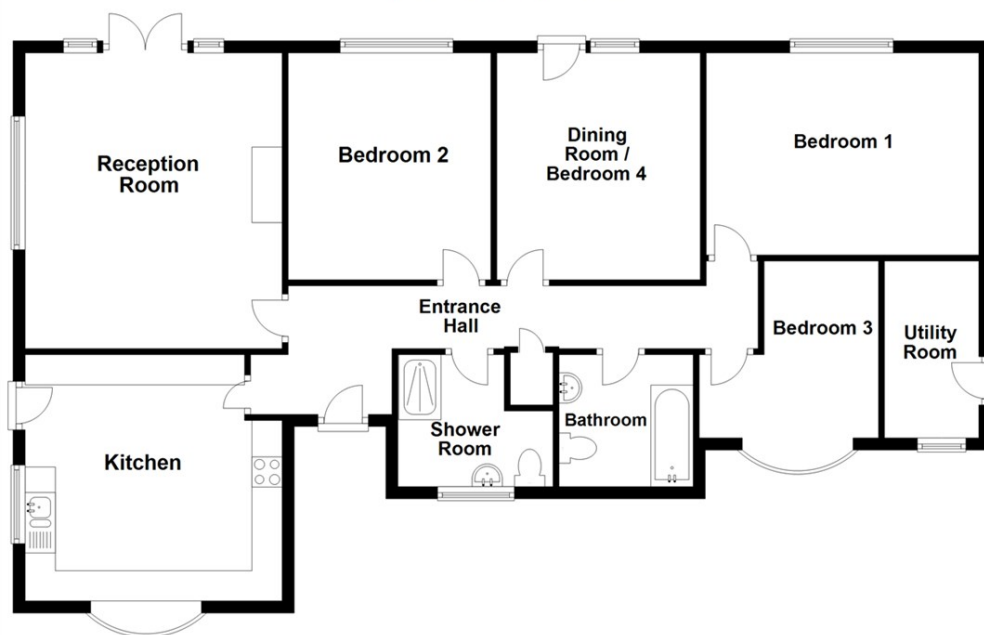
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Ground Floor

Approx. 115.7 sq. metres (1245.4 sq. feet)



Total area: approx. 115.7 sq. metres (1245.4 sq. feet)

Directions

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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