



# CHOICE PROPERTIES

*Estate Agents*

Mill House Main Road,  
Grainthorpe, LN11 7HX Price £425,000



Welcome to this stunning 5-bedroom detached Country home located on Main Road in the charming village of Grainthorpe, Louth. This property is a gem nestled in a sought-after area with open views to the front, offering a tranquil and picturesque setting. As you step inside, you'll be greeted by a spacious interior that provides ample room for comfortable living. The gorgeous village location adds to the appeal of this property. Standing proudly within a generous plot with an attractive and beautifully maintained garden to the rear, viewing is most highly advised.

Offering generously proportioned rooms throughout with a desirable layout, the well maintained and abundantly light and bright accommodation comprises:-

### **Hallway**

11'9" x 3'1"

With staircase to the first floor and under stairs storage space.

### **Lounge**

17'2" x 17'7"

With dual aspect windows creating ample lighting throughout, TV Aerial point, telephone point, Featured French double opening patio doors leading out onto the attractive and beautifully maintained gardens.

### **Kitchen**

13'3" x 17'7"

Fitted with a stylish range of wall and base units with worktops over, one and a half bowl stainless sink unit with drainer and mixer taps, Range cooker, integrated fridge freezer and dishwasher, central island, tiled flooring, door to:-

### **Dining Room**

12'7" x 14'2"

Spacious dining room, tiled flooring, wall mounted fuse box.

### **Utility Room**

9'11" x 10'2"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, plumbing for a washing machine, space for under counter fridge, door to:-

### **WC**

9'11" x 3'1"

Fitted with a two piece suite comprising wash hand basin with stainless steel mixer tap and tiled splash backs, dual flush w.c.

### **Rear Porch**

3'0" x 5'2"

### **Landing**

18'2" x 6'7"

With loft access.

### **Bedroom 1**

11'9" x 13'0"

Located on the first floor:- Spacious double bedroom, featured walk in wardrobe, door to:-

### **En-suite Shower Room**

8'4" x 9'3"

Fitted with a modern three piece suite comprising large shower cubicle with mains shower over, pedestal wash hand basin with single taps, tiled and mermaid board to the splash backs.

### **Bedroom 2**

13'7" x 12'6"

Spacious double bedroom overlooking beautiful open views.

### **Bedroom 3**

12'5" x 12'11"

Spacious double bedroom overlooking open field views.

### **Bedroom 4**

13'6" x 10'2"

Spacious double bedroom.

## **Bedroom 5**

10'3" x 10'3"

Double bedroom.

## **Shower Room**

8'11" x 12'8"

Fitted with a modern three piece suite comprising large walk in shower with mains Waterfall shower over, pedestal wash hand basin with stainless steel mixer taps, w.c., tiled walls, built in airing cupboard.

## **Driveway**

Spacious gravelled driveway providing off road parking for several vehicles.

## **Garden**

The property stands beautifully upon attractive and well tended gardens which are adorned with a colourful selection of well established plants, trees and shrubbery throughout. The gardens are neatly laid to lawn and enclosed with hedging and fencing to the boundaries, creating privacy throughout. There is a spacious paved patio surround the rear of the property, which is ideal for outdoor entertaining with friends and family or relaxing in the sunshine. There is also A Greenhouse and spacious timber storage shed are also included in the sale.

## **Tenure**

Freehold.

## **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.

## **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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

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.





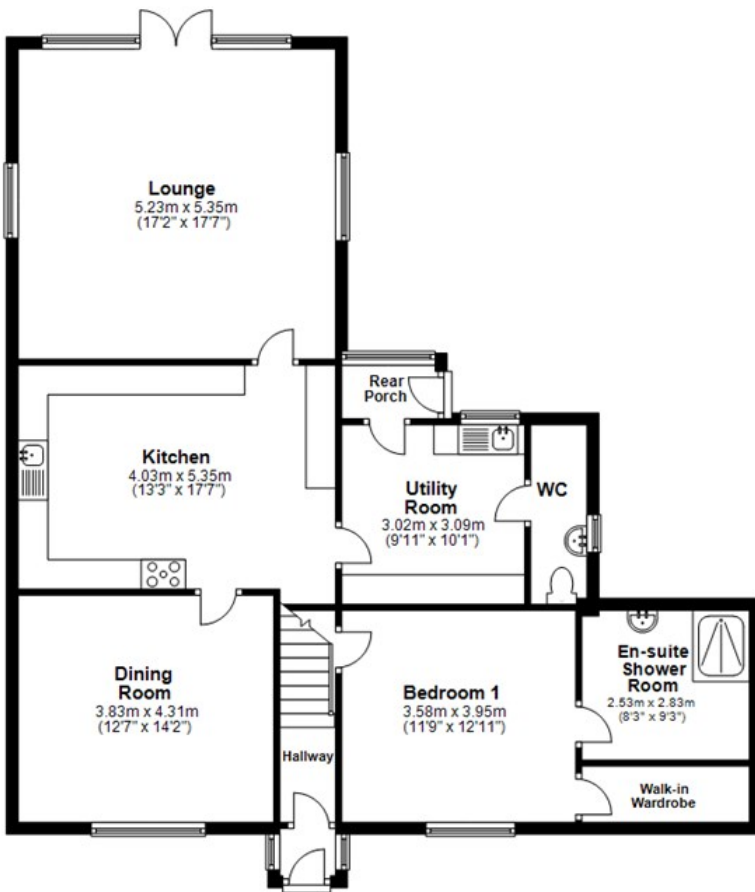




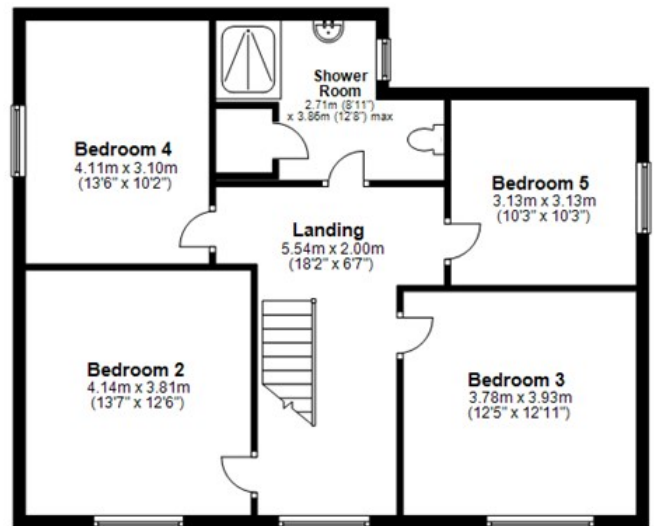




Ground Floor



First Floor



# Directions

Use postcode LN11 7HX to find this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		39	72
England & Wales		EU Directive 2002/91/EC	

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

