



# CHOICE PROPERTIES

*Estate Agents*

Tupmarsh Wragholme Road,  
Grainthorpe, LN11 7JD

Price £349,950



Choice Properties are delighted to bring to market this deceptively spacious and beautifully presented detached bungalow. Offering well laid out internal accommodation which features 3 Reception Rooms and 2 bedrooms (the master incorporates a fabulous en suite & dressing room) the layout of this home could easily be re-configured to include an annexe for multi family living if required. Located in the quiet country village of Grainthorpe and only a short drive away from neighbouring market and coastal towns we highly recommend viewing this most loved residence.

With Oil Fired Central Heating and UPVC Double Glazing the internal accommodation consists of:-

### **Hallway**

4'10 x 15'4

UPVC Front entrance door leading to spacious hallway. Small fitted storage cupboard with shelving. Consumer unit. Electric meter. Karndean Flooring. Radiator. Telephone point. Power points.

### **Living Room**

12'1 x 17'3

Feature fireplace with stone surround and hearth with multi fuel stove. Bow UPVC window to front aspect. Two UPVC windows to side aspect. T.v. aerial point. Radiator. Power points. Karndean flooring.

### **Dining Room**

12' x 12'2

Spacious dining room with large UPVC bow window to front aspect making the room abundantly bright. T.V. aerial point. Radiator. Power points. Karndean flooring. Door to:-

### **Kitchen**

11'4 x 15'9

Fitted with wall and base units with granite style work surfaces over. Four ring electric hob with tiled splashback and extractor hood over. Integral double oven. Integrated drinks fridge. 1 1/2 bowl stainless steel sink with drainer, mixer tap and hose attachment. Part tiled walls. Tiled floors. UPVC window to front and side aspect. Spot lighting. UPVC door to patio. Integral door to garage. Door to:-

### **Pantry**

5'10 x 4'7

Fitted with shelving. Space for tall fridge freezer. Power points.

### **Utility**

5'10 x 5'11

Fitted with wall and base units with work surfaces over. 1 bowl ceramic sink with mixer tap and drainer. Plumbing for Dishwasher. Plumbing for washing machine. Space for 1 dryer. Extractor. Tiled Flooring. UPVC window to rear aspect.

### **Sun Room**

11'11 x 8'3

UPVC windows to all aspects. French UPVC doors leading to rear courtyard. T.V aerial point. Hip conservatory roof. 2 Radiators. Power points. This room is suitable for all year use.

### **Bedroom 1**

12'1 x 12'0

Capacious master bedroom with UPVC window to side aspect. Radiator. T.V. aerial point. Power points. Door to dressing room. Door to:-

### **Ensuite**

7'9 x 6'5

Fitted with a three piece suite comprising wash hand basin set over wooden effect vanity unit with mixer tap, large freestanding bath with shower attachment, and wooden effect push flush w.c. Part tiled walls with natural stone effect. Chrome heated towel rail. Spot lighting. Extractor fan. Amtico flooring.

### **Dressing Room**

8'6 x 7'10

With the added benefit of fitted shelving and railing. Spot lighting. Radiator. UPVC to side aspect. Power points.

### **Bedroom 2**

10'5 x 9'11

Double bedroom. UPVC window to rear aspect. Radiator. Power points. Karndean flooring.

## **Shower Room**

4'10 x 6'6

Fitted with a modern three piece suite comprising wash hand basin set over vanity unit with mixer tap, walk in fully tiled timber effect rainfall shower with tiled shower floor, and push flush w.c. Tiled floor. Part tiled walls. Spot lighting. Chrome heated towel rail.

## **Garage**

9'9 x 19'10

Fitted with power and lighting. Electric roller door. Access to loft. Integral door to kitchen. Space for up to one vehicle.

## **Gardens**

Situated on a corner plot of approximately 1/4 acre the property benefits from garden space and three sides. To the rear of the property is a private paved block courtyard nestled in an exterior alcove to the property provide peace and privacy, this is also where the oil boiler is located. To the side of the property is pebble laid area with a paved footpath leading to the garden shed. To the front of the property is a sheltered patio area located in front of the garage as well as well proportioned laid to lawn garden area with a variety of foliage adding a plethora of colour to the garden. the garden is enclosed to all perimeters via either hedging or fencing.

## **Driveway**

With two access gates (one from the main road, the other from a side road) the large gravelled driveway acts as an in and out driveway with space for several vehicles.

## **Tenure**

Freehold.

## **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. Amount Payable for 2023/24 - £1837.53.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 860033.

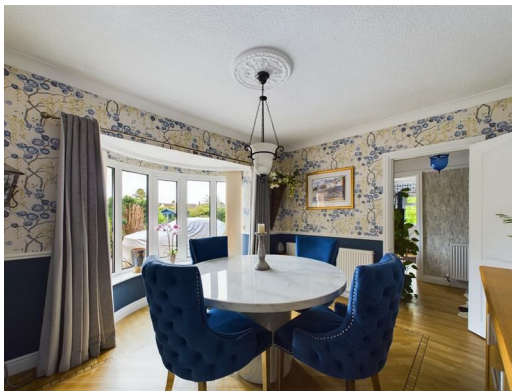
## **Opening hours**

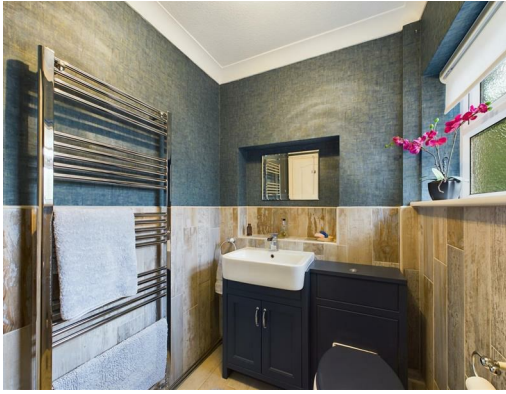
Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **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.

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.









Approximate total area<sup>(1)</sup>  
1422.13 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

Use the postcode LN11 7JD to reach Wragholme Road, Grainthorpe. Tupmarsh can be found right on the corner where Wragholme Road intersects with High St and Grains Gate.

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			
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	

