



CHOICE PROPERTIES

Estate Agents

Dalmagarry Fen Lane,
Grainthorpe, LN11 7JY

Price £300,000



Choice Properties are delighted to bring to market this stunning three bedroom detached house located on Fen Lane situated in the charming village of Grainthorpe. The property features well proportioned and abundantly bright rooms to the interior including a kitchen, living/dining room, downstairs w.c., wetroom and integral garage. To the exterior, the property benefits from a south facing garden with countryside views and a spacious driveway. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of a home security system, oil fired central heating, and UVPC double glazing throughout, the well proportioned internal living accommodation comprises:-

Entrance Porch

7'5 x 3'3

With hardwood entrance door. Tiled flooring. Dual aspect windows. UVPC door to hallway.

Hallway

12'6 x 7'0

With staircase leading to first floor landing with stair lift. Large double door storage cupboard with fitted clothes rail. Recess under stairs. Radiator. Console for security alarm system. Power points.

Living Room/Dining Room

23'10 x 22'1 (to furthest measurement)

With UVPC windows to three aspects. Electric fireplace. Two radiators. Power points. Tv aerial point. Telephone point. Ceiling fan. UVPC French door leading to garden.

Kitchen

8'10 x 14'10

Fitted with base and drawer units with work surfaces over. One and a half bowl stainless steel sink with stainless steel mixer tap and drainer. Storage cupboard used as pantry with fitted shelving. Space for fridge freezer. Space for range cooker. Part tiled walls. Dual aspect UVPC windows. Worcester oil boiler. Thermostat. Radiator. Power points. Door to integral garage.

Landing

4'8 x 12'3

Access to loft via loft hatch. Large airing cupboard housing the hot water tank with fitted shelving. Internal doors to all first floor rooms.

Bedroom 1

13'7 x 11'6

Double bedroom with two large double door storage cupboards. Radiator. Power points. Large UVPC double glazed window to front aspect.

Bedroom 2

13'2 x 10'10

Double bedroom with two large double door storage cupboards. Radiator. Power points. Telephone point. Large UVPC double glazed window to rear aspect.

Bedroom 3

12'9 x 8'10

Double bedroom with over stairs storage cupboard. Wash hand basin set over vanity unit with single taps and tiled splash back. Radiator. Power points. Large UVPC double glazed window to side aspect.

Wet Room

6'2 x 8'7

With walk in shower, pedestal wash hand basin with mixer tap and tiled splashback, and a push flush w.c. Tiled flooring. Radiator. UVPC window to side aspect. Power points.

Integral Garage

9'11 x 18'2

Integral brick built single garage fitted with power and lighting and electric roller garage door.

Garden

The property benefits from a generously sized, fully enclosed, rear garden. The rear garden is mostly laid to lawn but further benefits from a well proportioned patio area which provides an ideal place for outdoor seating. The garden is south facing allowing it to enjoy the sun all day long. The rear garden also boasts a plethora of mature plants, trees, and shrubbery which adds a kaleidoscope of colour and life to the garden. The garden also has countryside views overlooking fields to the rear.

Driveway

The property benefits from a paved driveway providing off the road parking 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

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

Viewing Arrangements

Viewing by Appointment through Choice Properties, Louth, Tel - 01507 860033

Opening Hours

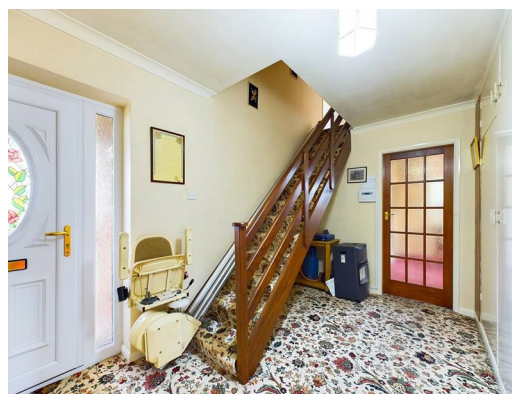
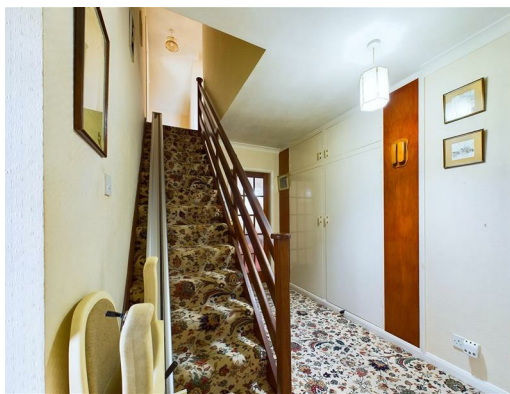
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

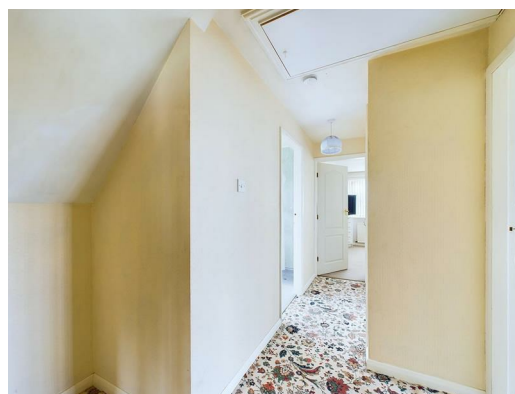
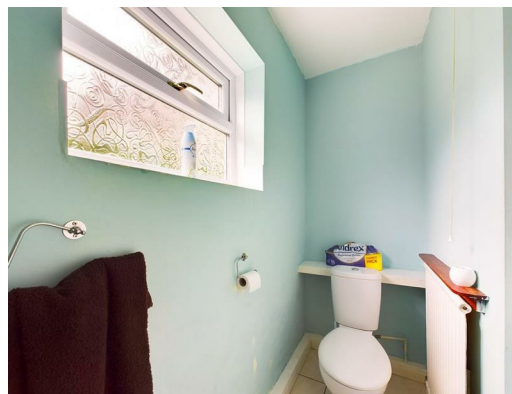
Making An Offer

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.

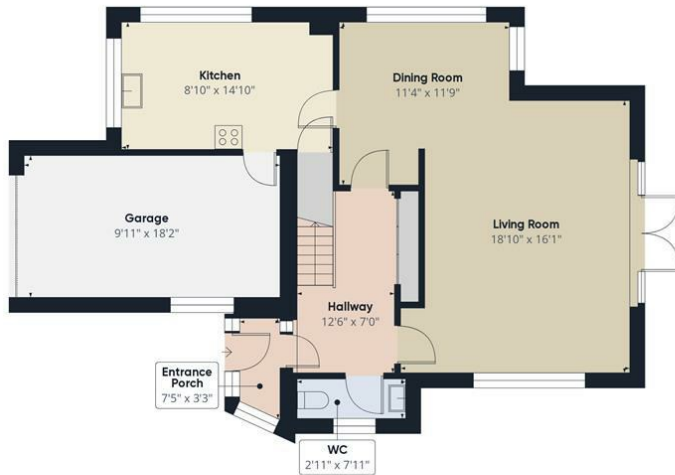
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you

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.









Floor 0



Floor 1

Approximate total area⁽¹⁾

1406.64 ft²

Reduced headroom

2.51 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

Exit Louth via Keddington Road and continue until you reach the village of Alvingham where you take your first left onto Yarburgh Road. Continue on this road for 1.5 miles then turn right onto King Street. Continue along for 3 miles and you will find the property on your right hand side just before the junction with Conisholme Road.

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		78	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	53		(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	

