



**WRAGHOLME ROAD, GRAINTHORPE, LOUTH**  
**ASKING PRICE £325,000**



\*\*\*NO ONWARD CHAIN\*\*\* \*\*\*NEW BOILER FITTED 2023\*\*\*

TES Property is delighted to offer for sale 'Tupmarsh'. The bungalow sits on a spacious private plot in the heart of Grainthorpe. Having undergone recent renovations throughout.

The property internally comprises of generously sized rooms such as kitchen diner, dining room, living room, utility, conservatory, two hallways, two double bedrooms, en suite bathroom, dressing room and shower room.

Externally consisting of generous gardens that are mostly laid to lawn with various patio areas, a range of mature shrubs and bushes providing privacy and a large driveway which provides off road parking for multiple vehicles.

Viewing is a must to appreciate what this lovely bungalow has to offer!



#### Location - Grainthorpe

Grainthorpe is a small village situated approximately 9 miles from Louth, 40 miles from Lincoln and 3 miles from the Lincolnshire coast.

There are a couple of amenities, including a junior school, Lenton Bakery at Grainthorpe Mill, Appleby Ice Cream parlour and a village hall with playing fields which hosts events including breakfast and coffee mornings and fitness classes as well as annual general meetings.

There are some pleasant walks nearby including Grainthorpe Haven Walk which is a walk from the village across the arable landscape to the coast with small areas of woodland and a network of drainage ditches, there is a wide variety of wildlife in the area too.

#### ENTRANCE HALLWAY

4'10" x 15'4"

With a UPVC front door into the bright and airy entrance hallway with 'Karndean' flooring throughout, storage cupboard with shelving above, coving to the ceiling, dado rail to the walls and radiator.

#### LIVING ROOM

12'0" x 17'10" (max)

With continuation of 'Karndean' flooring, coving to the ceiling, dado rail to the walls, feature stone fireplace with log burner, T.V aerial point, UPVC double glazed curved bay window to the front over looking the beautiful gardens, a further two UPVC double glazed windows to the side and two radiators.

#### DINING ROOM

11'11" x 12'5" (max)

Bright and airy dining room with 'Karndean' flooring, UPVC double glazed curved bay window to the front, coving to the ceiling, dado rail to the walls, T.V aerial point and radiator.

#### KITCHEN DINER

15'9" x 11'10" (max)

Spacious dining kitchen fitted with a range of wall, base and drawer units with work surface over, UPVC double glazed windows to front and side, built in 'Neff' double oven with electric hob and extractor hood above, integrated drinks fridge, one and a half bowl stainless steel sink unit with drainer, mixer tap and hose attachment. tiled splashbacks, ceramic tiled flooring, coving to the ceiling, radiator and double doors leading into the inner hallway.

#### INNER HALLWAY

4'5" x 10'11"

With doors leading into the utility, conservatory and internal access door into the garage, continuation of ceramic flooring throughout, coving to the ceiling and radiator.

#### UTILITY ROOM

5'8" x 5'10"

Fitted with a range of wall, base and drawer units with work surface over, one bowl sink unit with drainer and hose attachment, UPVC double glazed window to rear, plumbing for a washing machine, dishwasher, and space for a tumble dryer and ceramic tiled flooring.

#### CONSERVATORY

8'9" x 12'11"

With T.V aerial point, ceramic tiled flooring, UPVC french doors which lead out into the patioed rear courtyard and two radiators which provide ample heating for all year round use.

#### BEDROOM 1

12'0" x 11'11"

Spacious master bedroom with doors into dressing room and en suite bathroom, UPVC double glazed window to side, radiator and coving to the ceiling.

#### EN SUITE SHOWER ROOM

7'9" x 6'5"

Fitted with a modern three piece suite consisting of WC, large freestanding bath with waterfall tap and shower attachment, wash hand basin set within vanity unit, chrome heated towel rail, coving to ceiling, partly tiled walls, spotlights to ceiling, frosted UPVC double glazed window to side and extractor.

#### DRESSING ROOM

8'10" x 7'9"

With wood panelling to the walls, fitted shelving and railing, radiator, UPVC double glazed window to rear and spotlights to the ceiling.

#### BEDROOM 2

9'11" x 11'11" (max)

Double bedroom with coving to the ceiling, radiator and UPVC double glazed window to rear.

#### SHOWER ROOM

4'9" x 6'6" + 2'5" x 4'3"

Modern shower room fitted with a three piece suite consisting of WC, wash hand basin in vanity unit and walk in shower with waterfall shower head, chrome heated towel rail, coving to the ceiling, frosted UPVC double glazed window to side, partly tiled walls and extractor.

#### GARAGE

10'1" x 19'8"

Integral garage with electric roller door, power and lighting and window to side,

#### OUTSIDE

The property sits on a spacious corner plot of 1/4 acre. With beautiful front, rear and side gardens all offering privacy with secure fencing around. The gardens are mostly laid to lawn with a wide range of mature shrubs and bordering with hedging to the boundary, several patio areas perfect for alfresco dining in the summer months. There is also a timber garden shed, timber storage and a summer house. Free standing oil fired boiler.

The property has a large gravelled driveway which provides off road parking for a number of vehicles, including a large caravan or motorhome. The driveway has the benefit of having two entrances forming an in and out, the driveway leads down to the garage and also has secured gated access at both entrances.

#### Services

Mains water, drainage, electricity are understood to be connected along with oil fired central heating. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

#### Tenure

The property is believed to be freehold and we await solicitors confirmation.

#### Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

#### Opening Hours

Monday to Friday 9:00am to 5:00pm  
Saturday 9:00am to 1:00pm

#### Brochure Prepared

September 2023







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			49
(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	



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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