



10 Carters Garth Close, Grainthorpe, LN11 7HY

Asking Price £194,995

NO ONWARD CHAIN

Nestled in the charming coastal village of Grainthorpe, this delightful three bedroom semi-detached is a true gem waiting to be discovered. Boasting a modern kitchen diner, utility room, cloak room, living room and conservatory to the ground floor as well as three bedrooms and a family bathroom to the first floor.

One of the highlights of this property is its large gardens, offering a tranquil outdoor space for gardening enthusiasts.

The property also benefits from no onward chain as well as solar panels and in 2023 the property was rewired and a new heating system was installed.

Viewing is highly recommended!

Entrance Hallway



Enter through uPVC front door with staircase to first floor and doors leading into kitchen, living room and storage cupboard. As well as electric heater, consumer unit, smoke alarm and uPVC double glazed window to front aspect.

Kitchen Diner 9'11" x 17'2" (3.043 x 5.251)



Comprising of a range of modern fitted wall, base and drawer units with complimentary worktops and upstands. One bowl sink with drainer & mixer tap, integrated electric oven with four ring induction hob and extractor hood over. uPVC double glazed windows to side and rear aspect, radiator, space for dining table and door leading into the Utility Room.

Utility Room 7'1" x 5'11" (2.166 x 1.810)



Fitted with wall units, plumbing for a washing machine and dishwasher below as well as space for a fridge freezer. uPVC double glazed windows to the side and rear aspect, tiled flooring, access to the loft space and door leading into the Cloakroom.

Cloakroom



Fitted with a white two piece suite comprising of a W.C. and corner wash hand basin with vanity unit below. Fully tiled walls, spotlights, heated towel rail, extractor fan and uPVC double glazed window to rear aspect.

Living Room 17'4" x 12'8" (5.306 x 3.862)



With feature cast iron open fireplace with wooden mantle, uPVC double glazed window to front aspect, coving to ceiling, electric heater, wall lighting and sliding double glazed patio door leading into the Conservatory.

Conservatory 10'5" x 14'1" (3.196 x 4.294)



uPVC double glazed windows and dwarf brick wall to all 3 exterior walls and uPVC patio doors leading to the rear garden. As well as laminate flooring and electric heater.

First Floor Landing



With doors leading to all three bedrooms and family bathroom as well as loft access, smoke alarm and uPVC double glazed window to front aspect.

Bedroom One 9'10" x 13'11" (3.016 x 4.244)



With uPVC double glazed window to rear aspect, double electric heater, dado rail and built in storage cupboard.

Bedroom Two 10'8" x 9'10" (3.268 x 3.022)



With uPVC double glazed window to rear aspect, double electric heater and built in storage cupboard.

Bedroom Three 10'5" x 7'2" (3.182 x 2.203)



With uPVC double glazed window to front aspect and electric heater.

Bathroom 7'0" x 5'4" (2.145 x 1.651)



Fitted with a three piece suite comprising a W.C, wash

hand basin and a wooden panelled bath with shower head over and glass shower screen. Fully tiled walls, laminate effect flooring, coving to ceiling, heated towel rail and uPVC double glazed window to front aspect.

Front Garden



Large front garden which is mostly laid to lawn, with mature shrubs, hedging and fencing securing it. A shared pathway with next doors property leads through the garden to the front door and continues to the side of the property to a second door into the property and into the rear garden.

Rear Garden



Mostly laid to lawn, with a patio area off the conservatory. Flower borders to the rear and hedging around the side boundary. As well as a water feature, outside tap and lighting.

Services

Mains water, drainage and electricity are understood to be connected. The property is heated by electric radiators. 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

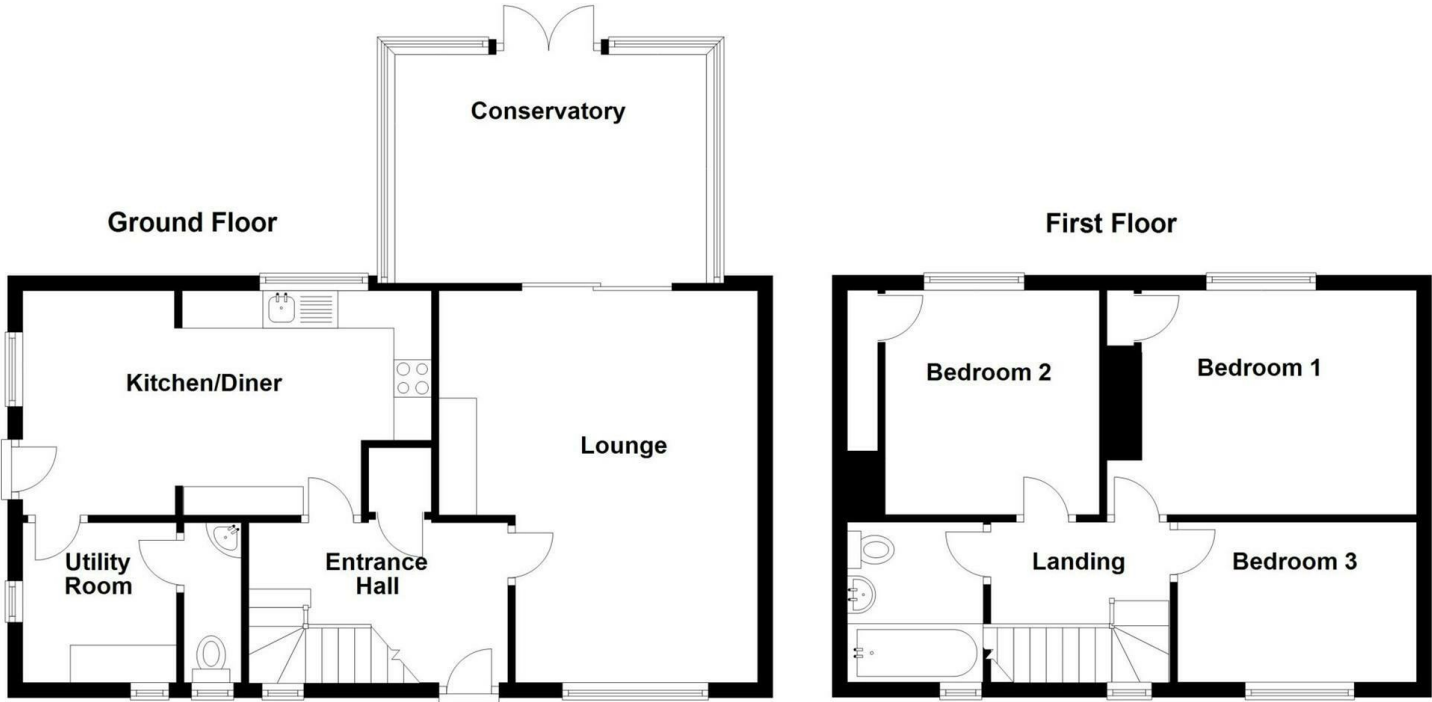
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

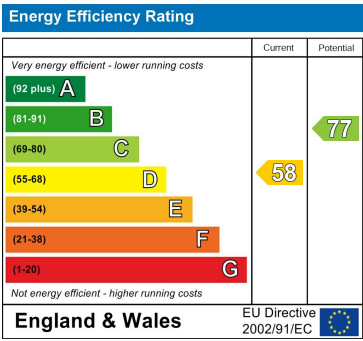
Floor Plan



Area Map



Energy Efficiency Graph



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.