TES PROPERTY

Grainthorpe Mill Main Road, Grainthorpe, Louth, LN11 7HX

Asking Price £299,995

TES Property bring to the market this unique detached property located in the village of Grainthorpe, 8.7 miles to the market town of Louth a just a short drive to the neighbouring villages such as North Somercotes where there are plenty of amenities. This two bedroom house offers versatile living and consisting of a kitchen, dining room, living room, two large bedrooms and a shower room. There is also the added benefit of a store room/ shop which could make the perfect work from home office or somewhere for a small business. There is ample off road parking and a private garden, viewing is a must to appreciate what is to offer!

Entrance / Utility 8'3" (max) x 13'5" (max) (2.54m (max) x 4.11m (max))
L shape room with wall mounted boiler, vinyl flooring, uPVC front door and a radiator. Doors lead into the kitchen, W.C and shop/ store.

W.C 6'11" x 4'7" (2.13m x 1.42m)
Fitted with a W.C and wash hand basin. There is counter space with space and plumbing below for a washing machine.

Kitchen 15'1" x 14'3" (4.60m x 4.35m)

Fitted with a range of wall and base units with worktop over incorporating two stainless steal sink units with drainer space. There is an electric oven with five ring gas hob with extractor above, space for an American fridge freezer, tiled splashbacks, two wooden double glazed windows to the front with a double glazed wooden door leading out to the front, vinyl flooring and a radiator. A door leads into the dining room.

Dining Room 15'0" x 9'7" (4.58m x 2.93m)

With wooden double glazed window to the front along with a door leading out to the garden, vinyl flooring, radiator and serving hatch to the kitchen. An opening leads into the living room.

Living Room 15'5" x 20'11" (max) (4.71m x 6.38m (max))

Spacious room with large wooden double glazed windows to the front with patio doors leading out to the garden, wooden beaming to the ceiling, spotlights, wall lighting, smoke alarm, two radiators and a door out to the rear. A staircase leads to the first floor landing with a useful under stair storage cupboard below.

First Floor Landing
With wooden double glazed window to the rear and a door leading into the bedroom.

Bedroom 15'2" x 18'5" + 8'7" x 10'3" (4.63m x 5.63m + 2.63m x 3.13m)

Large room with three wooden double glazed windows to the front, fitted wardrobes to one wall, wooden beaming and a radiator. Leading through into that could make a lovely dressing area or office space, there is a door into the other bedroom and shower room and loft access hatch.

Shower Room 7'7" x 6'1" (2.32m x 1.86m)

Fitted with a three piece suite consisting of a walk in shower with rainfall shower head and glass screen, W.C and a wash hand basin with mixer tap. There is a heated towel rail, shaving point, vinyl flooring and tiled splashbacks.

Bedroom 15'2" (max) x 14'6" (4.63m (max) x 4.42m)

With fitted wardrobes to one wall, two wooden double glazed windows to the front with a wooden door, smoke alarm, radiator and wooden beaming.

Shop/ Store Room 8'5" x 15'0" (2.58m x 4.58m)

Worktop space with fitted units, small wash hand basin, power, lighting and a uPVC front door.

Outside

The property is fronted with a large gravelled driveway which provides ample off road parking. The garden is mainly laid to lawn with a spacious patio area, perfect for alfresco dining in the summer months. There are a range of shrubs, bushes and trees throughout adding privacy and the garden enjoys the unique benefit of the old mill.

Services

Mains water, drainage and electricity are understood to be connected with LPG gas 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

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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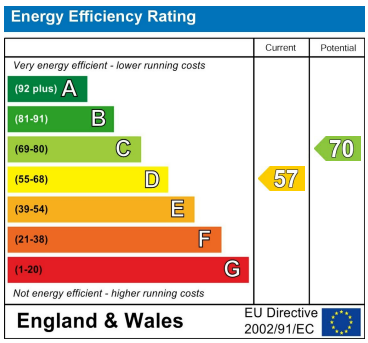
Area Map

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.

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