



27 Carters Garth Close Grainthorpe, Lincolnshire LN11 7HY

Situated in the coastal village of Grainthorpe which lies south of Marshchapel is this superb TWO BEDROOM SEMI DETACHED BUNGALOW. The well presented accommodation comprises :- entrance hall, lounge to the rear with French doors giving access to the rear garden, kitchen, two bedrooms and bathroom, conservatory to the side. Lovely gardens to the front and rear enjoying a SOUTH WESTERLY ASPECT. Driveway providing ample off street parking and leads to the detached GARAGE. Oil fired central heating system and double glazing. A wonderful home well worthy of viewing.

£200,000

- SUPERB SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- LOVELY LOUNGE
- KITCHEN
- CONSERVATORY
- BATHROOM
- SOUTH WESTERLY FACING REAR GARDEN
- DRIVE AND GARAGE
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZING



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE HALL

Approached via a double glazed entrance door leading into the hall. Generous built in double cloaks cupboard with pull out desk. Built in cupboard housing the OIL fired central heating boiler. Coving to the textured ceiling with access to the loft space. Radiator.

LOUNGE

16'6" (max) x 11'5" (max) (5.03m (max) x 3.49m (max))

Featuring an attractive white surround housing the living flame effect electric fire, marble effect back and hearth. Double glazed French doors with double glazed windows either side giving access to the rear garden, Coving to the textured ceiling. Radiator.



LOUNGE

Additional photo



KITCHEN

10'7" x 7'7" (3.25m x 2.33m)

Fitted with a range of wall and base units in cream finish with contrasting work surface incorporating the stainless steel sink unit with hot and cold taps. Ceramic tiled splash backs. Built in appliances include the electric oven and hob with extractor unit over. Plumbing for a washing machine and space for a fridge. Double glazed window to the front. Wood effect flooring. Coving to the textured ceiling. Radiator. Double glazed door to the side gives to the conservatory.



KITCHEN

Additional photo



CONSERVATORY

22'9" x 5'0" (7'10") (6.95m x 1.53m (2.41m))

A lovely double glazed conservatory with double glazed door to the front, French doors to the rear give access to the rear garden. Tiled flooring. Wall light points.



CONSERVATORY

Additional photo



BEDROOM 1

11'5" x 9'4" (3.48m x 2.85m)

Fitted with an extensive range of bedroom furniture comprises of wardrobes, over bed bridging unit and beside chest of drawers with display shelving either side. Matching chest of drawers. Double glazed window to the rear, radiator. Coving to the textured ceiling.



BEDROOM 1

Additional photo



BEDROOM 2

9'1" x 8'7" (10'7") (2.77m x 2.62m (3.25m))

Double glazed window to the front. Coving to the textured ceiling, radiator.



BEDROOM 2

Additional photo



BATHROOM

6'7" x 5'4" (5'8") (2.03m x 1.64m (1.75m))

Fitted with a white suite comprising of bath with shower mixer tap and folding glass screen Pedestal wash hand basin and low flush w/c. Fully tiled walls. Double glazed window. Radiator. Coving to the textured ceiling.



OUTSIDE



GARDENS

The front garden stands behind a brick wall with attractive wood and wrought iron inset, a graveled driveway provides off street parking. Double timber gates with pedestrian gate to the side gives access to the additional graveled driveway with outside tap and timber fencing to the side. The rear garden enjoys a SOUTHERLY ASPECT with a paved patio area, raised planted beds with seasonal flowers, a neat lawn with stepping stone style slabs to and additional seating area and generous garden shed, decorative trellising screening the oil tank. Boundaries are fenced.



GARDENS

Additional photo



GARDENS

Additional photo



DRIVEWAY

Additional photo



GARAGE

17'1" x 9'0" (5.23m x 2.76m)

A detached brick garage having an up and over door, courtesy door to the side. Power and lighting.



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band B

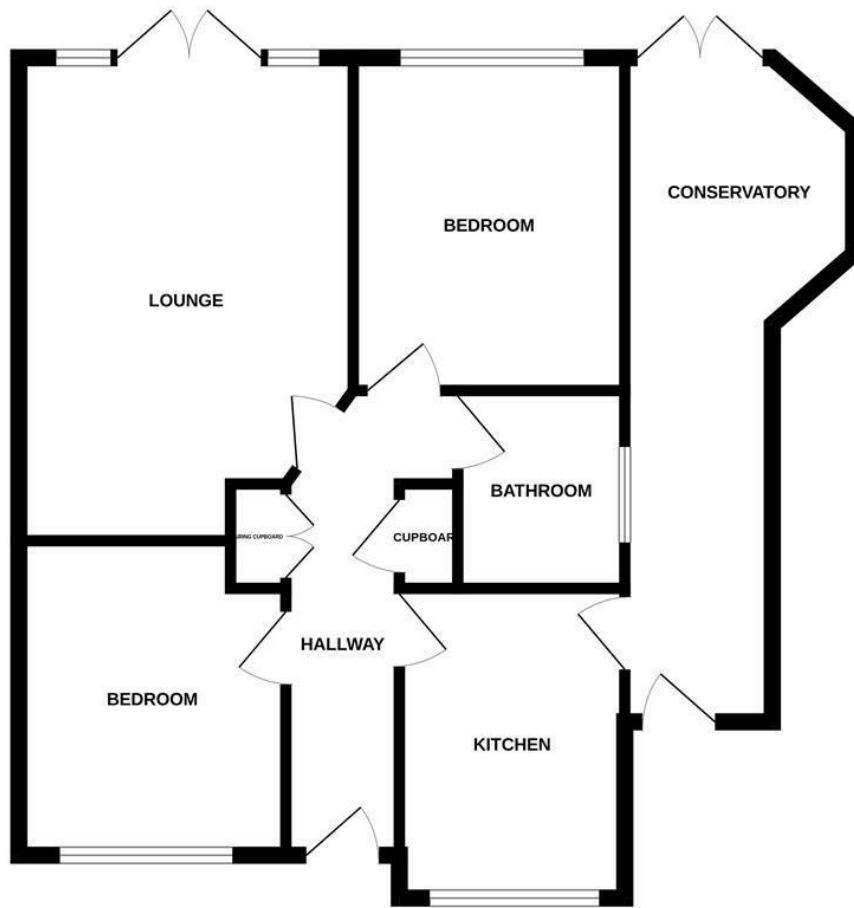
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.