



Wragholme Road, Grainthorpe, Louth, LN11 7JD

Detached Bungalow | Stunning Views | Entrance Porch & Hallway | Lounge
Kitchen & Utility Room | Dining & Sun Room | Four Bedrooms | Bathroom & Ensuite

Asking Price: £385,000

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'Gosbrook' is a sizeable detached bungalow, situated in the village of Grainthorpe enjoying stunning views over open countryside to the Lincolnshire Wolds beyond. The property is well proportioned throughout and has benefited from a scheme of modernisation by the current owners. With ample off street parking to the front and colourful rear gardens, areas for outdoor seating with a garage, shed and greenhouse.

Internally, the property briefly comprises of an entrance porch and hallway, a lounge to the front, kitchen to the rear enjoying views of the gardens and countryside beyond with a utility room off and integral access to the garage. There is an inner hallway which leads through the property to all four bedrooms, the family bathroom and the dining room opening onto the sun lounge.

Externally, there is a gravelled driveway to the front which provides off street parking for a number of vehicles, access to the garage. The rear gardens are fully enclosed, mostly laid to lawn with the with a number of patio areas, a greenhouse and garden shed.

ACCOMMODATION

Via a frosted composite front door with side windows to:

PORCH

With tiled flooring, timber glazed door to:

ENTRANCE HALL

With Amtico flooring throughout, radiator, dado railing, airing cupboard housing the hot water cylinder and with shelving.

LOUNGE

4.33m (14' 2") x 3.83m (12' 7")

With a uPVC double glazed window to the front, fitted storage to each chimney recess to provide cupboards and shelving. Open fire with a stone surround and tiled hearth, radiator.



KITCHEN

3.41m (11' 2") x 3.83m (12' 7")

A cream fitted farmhouse style kitchen, with a range of wall and base cupboards, with drawers, contrasting roll-top worktops over and tiled splash backs. A range of integrated appliances include; an electric oven, ceramic hob and extractor hood above, microwave, fridge, freezer and dishwasher. An inset composite sink with a mini sink and drainer is positioned by the uPVC double glazed window which enjoys stunning views of the gardens and countryside beyond. The worktops extend to create a breakfast bar, Amtico flooring.



UTILITY ROOM

2.77m (9' 1") x 1.89m (6' 2")

With tall broom cupboards, plumbing for an automatic washing machine and space for a vented tumble dryer, frosted PVC door to the rear gardens and a side window, radiator and integral door to the garage.



BATHROOM

1.63m (5' 4") x 2.26m (7' 5")

A modern white suite which comprises of a vanity unit with a concealed w.c, hand wash basin and mixer tap with worktops over and cupboards below, straight bath with single taps and an electric shower over. Part tiled walls, Amtico flooring, obscured uPVC double glazed window, radiator, extractor fan and loft access.



INNER HALLWAY

Providing access to the second bedroom, dining room/sun lounge.

DINING ROOM

3.06m (10' 0") x 3.89m (12' 9")

With laminate flooring, radiator and uPVC double glazed French doors and side windows to:



SUN LOUNGE

3.05m (10' 0") x 5.41m (17' 9")

A light dual aspect sun lounge with uPVC double glazed windows and French doors onto the gardens. Laminate flooring and a radiator.



BEDROOM TWO

3.05m (10' 0") x 3.80m (12' 6")

With two double fitted wardrobes, uPVC double glazed window to the front and a radiator.



INNER HALLWAY

Leading to the first, third and fourth bedrooms, with Amtico flooring.

BEDROOM ONE

5.28m (17' 4") min x 3.15m (10' 4") max

Situated to the rear of the property with uPVC double glazed French doors and side windows onto the gardens, a range of fitted bedroom furniture including wardrobes, bedside cabinets, drawers and wall cupboards, radiators.



ENSUITE SHOWER ROOM

1.96m (6' 5") x 2.16m (7' 1")

A modern white shower suite which comprises of a vanity unit with a concealed w.c, hand wash basin and mixer tap with worktops over and cupboards below, walk in shower with a hand held shower attachment and a glass shower screen. Part tiled walls, lino flooring, Velux skylight window, tall fitted cupboards and shelving, radiator and extractor fan.



BEDROOM THREE

3.01m (9' 10") x 3.83m (12' 7")

With a uPVC double glazed window to the front and a radiator.



BEDROOM FOUR/STUDY

1.98m (6' 6") x 2.84m (9' 4") min

An ideal home office with a frosted uPVC double glazed window to the side, radiator.

OUTSIDE

FRONT GARDENS

The front of the property is mostly laid to gravel providing off street parking, there is a low brick wall to the front boundary, A variety of inset shrubs are positioned to one side and there is access to the garage.

GARAGE

With an up and over door, power and lighting, integral door to the utility room.

REAR GARDENS

Stunning rear gardens have been greatly improved by the current owners, mostly laid to lawn and enjoying a variety of inset shrubs and flowers. There is paving off the sun lounge and utility room, with gravel beds and shrub borders, space for outdoor furniture. There are a further array of patio areas dotted around the garden, with a high quality greenhouse included and a timber shed.



GENERAL

SERVICES

Mains electricity, water, gas and drainage are understood to be connected. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

TENURE

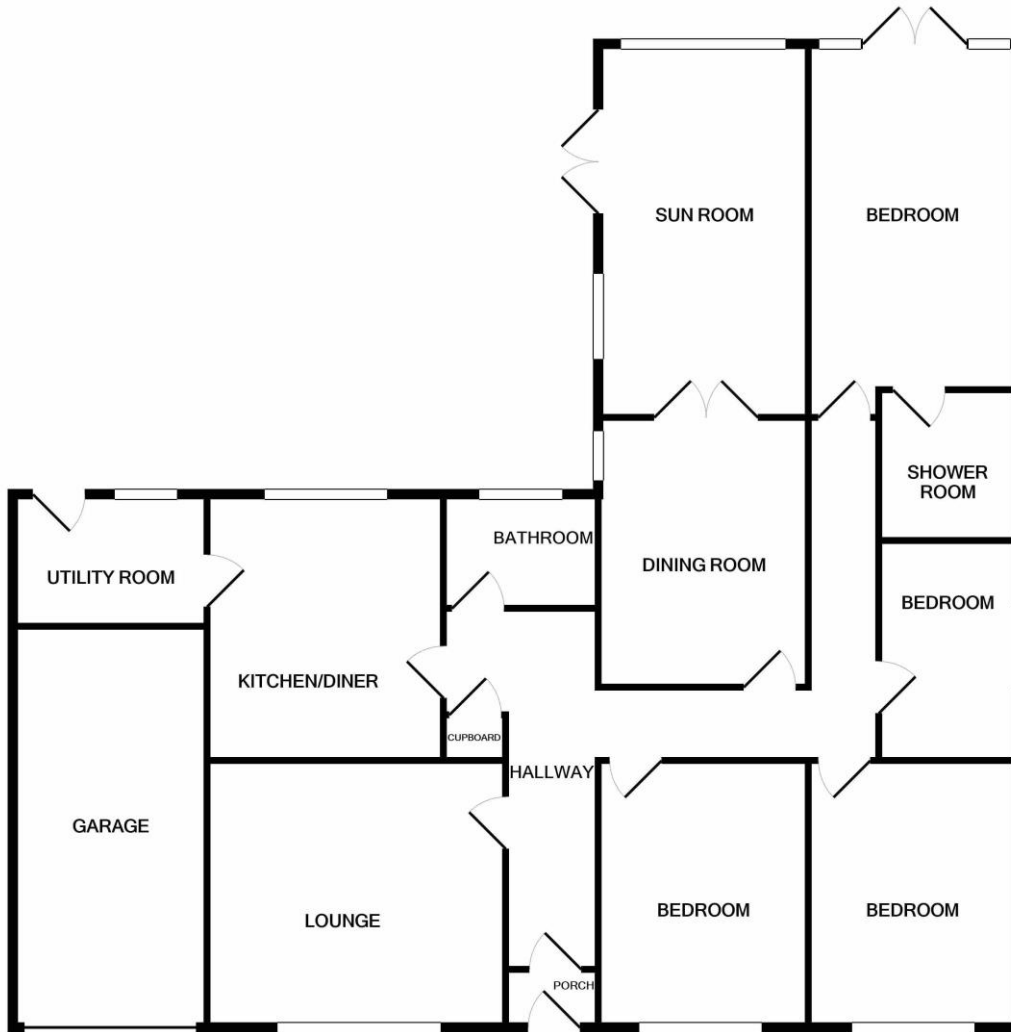
We believe this property to be freehold and are awaiting solicitors confirmation.

VIEWINGS

By prior appointment through Hunters Turner Evans Stevens office in Louth.

OPENING HOURS

Monday - Friday: 9.00am - 5.00pm
Saturday: 9.00am - 1.00pm



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

