



Poors End, Grainthorpe, Louth, LN11 7JB

**** NO UPPER CHAIN **** | Detached Cottage | Grade II Listed | Secure Parking and Detached Single Garage | Two Reception Rooms | Kitchen | Utility | Family Bathroom | Two Double Bedrooms | Secure Rear Garden |

Asking Price: £255,000

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turner evans stevens

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**** NO UPPER CHAIN **** This charming grade II listed cottage which has been refurbished to a very high standard throughout retaining all of its original character situated in the village of Grainthorpe has been brought to the market by Hunters Turner Evans Stevens, We highly recommend viewing this property to appreciate its character and charm including many original features. The property is a detached two bedroom cottage, with two receptions room, kitchen, utility and downstairs bathroom. Upstairs are two double bedrooms whilst outside the property is accessed via wooden picket fence and to the rear there is a beautifully maintained garden with gravel driveway and single detached garage.

Location

Marshchapel is a situated close to the coast North East from the market town of Louth. The village benefits from a primary school, village shop and post office, pub and a village hall. The village offers many country walks and is within close proximity to Donna Nook Seal Colony.

ACCOMMODATION

UTILITY ROOM

3.32m (10' 11") x 2.29m (7' 6")

With cupboard housing boiler, LED spotlights, plumbing for washing machine, solid oak shoe rack, sockets, radiator, belfast sink with drainer and mixer tap, base cupboards, roll top work surface, tiled splashback, timber framed door with frosted double glazed door to front of the property, tiled quarry tiled flooring, timber framed single glazed window with secondary glazing.



BATHROOM

2.19m (7' 2") x 2.35m (7' 9")

With heated towel rail radiator, walk in shower room with rainfall shower head, extractor, mermaid boarding to shower area, part mermaid boarding to remaining walls, timber framed single glazed window with secondary glazing, close coupled W.C., small bath with mixer tap, sink with mixer tap and vanity unit under, tiled flooring, free standing cupboard, LED spotlights, mirror with lighting.



DINING ROOM

3.71m (12' 2") x 3.63m (11' 11") (into chimney recess)

With timber framed single glazed windows with secondary glazing, radiator, telephone point, sockets, LED spotlights, feature beams, alarm keypad, stairs to first floor bedroom, Karndean flooring.



LOUNGE

4.46m (14' 8") (max) x 3.77m (12' 4")

With mood lighting in the inglenook fireplace, radiator, LED spotlights, Karndean flooring, access to the front of the property via the front door, sockets, cupboard with shelving and rails, dual aspect timber framed single glazed window with secondary glazing, cupboard with fuse box under stairs with lighting, TV point, exposed beams, stairs to first floor.



KITCHEN

2.43m (8' 0") x 4.51m (14' 10")

With timber framed single glazed window with secondary glazing, belfast sink and drainer with mixer tap, roll top work surface, tiled splashback, sockets, range of base units, electric HOTPOINT oven with extractor over, free standing fridge freezer, radiator, timber framed double glazed frosted window to rear, LED spotlights, Karndean flooring.



STAIRS TO FIRST FLOOR

The loft area is boarded and has lighting.



BEDROOM ONE

4.83m (15' 10") (max) x 3.71m (12' 2")

With timber framed single glazed window with secondary glazing, sockets, radiator, brick exposed chimney breast, LED spotlights, exposed beams, sloped ceilings, loft hatch, door to second bedroom, stairs to lounge.



BEDROOM TWO

3.67m (12' 0") x 4.00m (13' 1") (max)

With sockets, TV point, exposed brick chimney breast, stairs to dining room, LED spotlights, exposed beams, timber framed single glazed window with secondary glazing, sloped ceiling.



OUTSIDE

Accessed by gravel walkway with picket fencing, shrubs provide privacy to the front of the property. To the side of the property is a gravel driveway, parking for two cars accessed by wooden double gates.

REAR

South facing garden with gavel seating area, oil tank, protected apple and pear tree, laid to lawn, Shed 8' x 6' with base.



SINGLE GARAGE

5.79m (19' 0") x 2.87m (9' 5")

With external lighting, traditional wooden double doors, lighting and power internally, pedestrian access via timber framed single glazed window, part boarded to roof.



GENERAL

TENURE

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

SERVICES

Mains water, drainage and electricity are understood to be connected. Heating is by way of an oil fired central heating system. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

VIEWINGS

By prior appointment with Hunters Turner Evans Stevens in Louth (01507 601633)

ENERGY PERFORMANCE RATING

«EpcGraph»

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.

OPENING HOURS

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 1.00pm

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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.