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Biergate, Grainthorpe



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£180,000



We are pleased to offer for this this interesting property which sits on approx. 1/3 acre of mature grounds. Open countryside views to the rear and within a quiet village location. \*\*\* Please note the property appears to require structural work as there are several signs of movement throughout. Whilst we are unable to identify exactly what is the cause of the movement, we would like to make all parties aware of this before arranging any viewings, should you require a mortgage for purchase we would strongly advise seeking clarification from your lender that this would meet their criteria \*\*\*

#### Key Features

- Detached Farmhouse
- Approx 1/3 Acre Mature Plot
- Complete Renovation Needed
- Open Views to the Rear
- Lounge & Dining Kitchen
- G/F Bedroom 4 & Bathroom
- Tenure: Freehold







We are pleased to offer for this this interesting property which sits on approx. 1/3 acre of mature grounds. Open countryside views to the rear and within a quiet village location. The property is in need of full renovation throughout and is being sold with no forward chain involved. The well planned and sizable accommodation briefly comprises entrance hall, lounge, dining kitchen, utility room, ground floor bedroom 4 with bathroom, landing, three further bedrooms to the first floor and bathroom. Mature uncultivated plot with detached garage at the bottom of the plot and block paved hardstanding for off road parking.

### Entrance Hall

Part glazed uPVC entrance door with side panels. Feature fire surround with tiled inset and hearth. Balustrade and spindle staircase rising to the first floor accommodation with under stairs cupboard. Radiator.

### Lounge

19'1" x 15'7" (5.8m x 4.7m)

Dual aspect room overlooking the garden. Window to the front and French style doors opening to the garden. Feature fireplace with marble inset and hearth. Radiators.

### Dining Kitchen

13'4" x 15'7" (4.1m x 4.7m)

Triple aspect room with windows to the front, side and rear elevation. Fireplace with marble inset and hearth. Wood effect laminate flooring. Radiator. Cupboard housing the electric consumer unit. Fitted wall and base units with complementary worksurfaces incorporating a sink unit with mixer tap. Built in electric oven with hob and extractor over. Internal door to the utility room.

### Utility Room

7'9" x 11'1" (2.4m x 3.4m)

Windows to the front and rear and part glazed uPVC door to the front. Wall and base units with complementary worksurface. Floor standing oil fired central heating boiler. Plumbing for a washing machine. Wood effect flooring.

### Bedroom 4 / Sitting Room

9'4" x 10'5" (2.8m x 3.2m)

Window to the rear. Radiator. Open arch to the bathroom.

### Ground Floor Bathroom

Window to the rear. Fitted with a three piece suite comprising panelled bath., pedestal wash hand basin and close coupled wc. Tiling to the walls and floor. Radiator.

### Landing

Access to the three first floor rooms and bathroom. Window to the rear.

### Bedroom One

12'2" x 14'4" (3.7m x 4.4m)

Dual aspect room with windows to the front and side. Radiator.

### Bedroom Two

8'9" x 8'11" (2.7m x 2.7m)

Window to the front. Twin built in wardrobes and radiator.

### Bedroom Three

14'11" x 13'6" (4.5m x 4.1m)

Window to the front. Radiator.

### Bathroom

14'10" x 4'9" (4.5m x 1.4m)

Window to the rear. Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and close coupled wc. partially tiled and radiator.

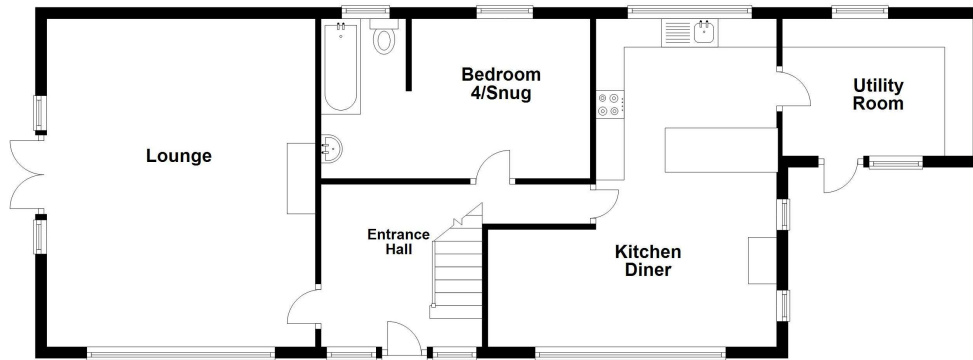
### Garage

Detached garage with electric roller shutter door.

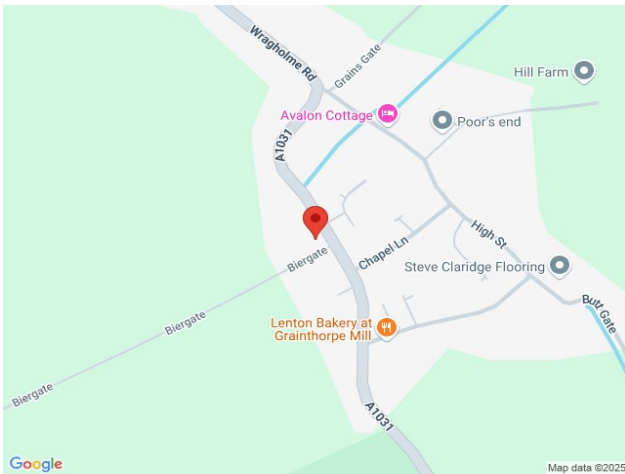
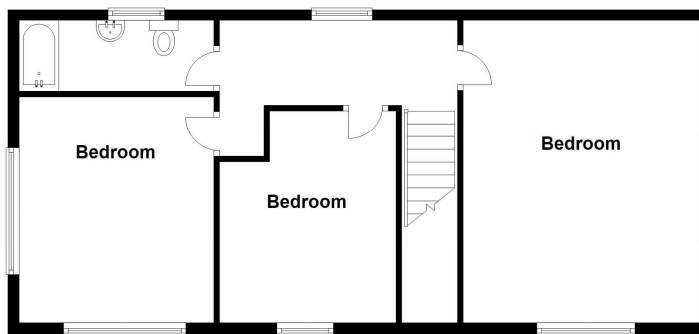
### Outside

The property sits on a mature plot of approx 1/3 of an acre. Detached garage to the rear of the plot. Double driveway gates open onto a block paved driveway providing off road parking for several vehicles.

Ground Floor



First Floor



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