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Wragholme Road, Grainthorpe



When it comes to
property it must be


lovelle



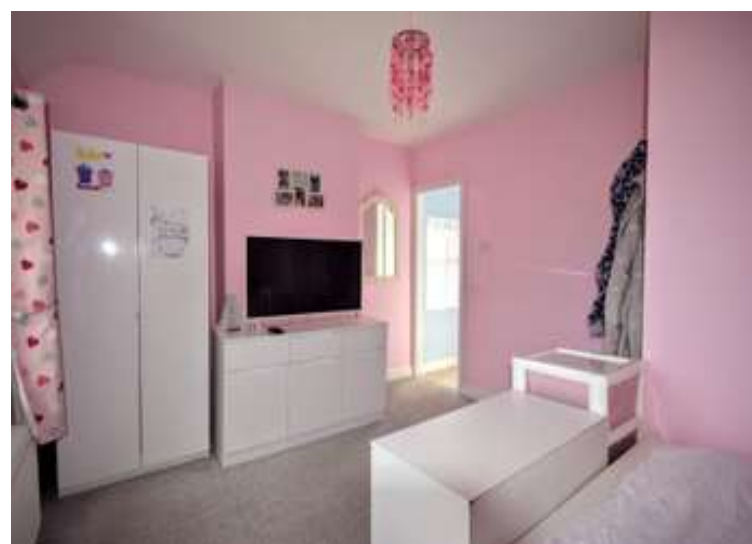
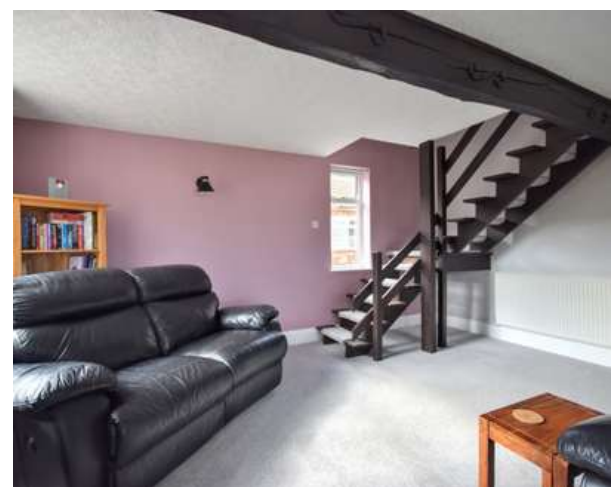
£539,000



Lovelle Estate Agency are delighted to bring to the market this rare opportunity to acquire not one but two immaculately presented properties. Newcroft offers a three-bedroom detached characterful home as well as an additional two-bedroom detached bungalow, both situated on the same sizeable plot measuring at approximately half of an acre with open field views to the front and rear. Internal viewing is an absolute must to appreciate the accommodation on offer here.

Key Features

- Unique Opportunity
- Two Separate Dwellings
- Three Bedroom Detached Cottage
- Two Bedroom Detached Bungalow
- Approx. Half an Acre Plot
- Open Arched Garage with Storage Over
- Ample Off-Road Parking for Several Vehicles
- Stunning Gardens
- Open Fields to the Front & Rear
- EPC rating F
- Tenure: Freehold





The Cottage

This immaculately presented three bedroom detached cottage sits to the front of the two properties and boasts views across the adjacent fields.

Entrance Hall

6'7" x 4'2" (2m x 1.3m)

UPVC entrance door to the front elevation. Radiator. Doors leading to the lounge diner and dining room.

Dining Room

14'11" x 10'2" (4.5m x 3.1m)

This bright and airy dining room benefit from UPVC double glazed angled bay window to the front elevation with additional uPVC double glazed window to the side elevation. Dado rail to walls and exposed wooden beams to the ceiling. Low level cupboard housing the electric consumer unit and meter. Telephone point. Radiator. Door leading to the kitchen.

Kitchen

6'7" x 14'11" (2m x 4.5m)

UPVC entrance door and uPVC double glazed window to the rear elevation. The kitchen is fitted with a range of traditional light oak fronted wall and base units with complementary worksurface over incorporating a one and a half bowl composite sink unit with drainer and stainless steel mixer tap with hose attachment. Electric cooker point with concealed extractor over. Plumbing for washing machine and space for fridge freezer. Radiator.

Lounge Diner

18'11" x 15'7" (5.8m x 4.7m)

This spacious lounge diner boasts triple aspect windows in the form of two uPVC double glazed windows to the side elevation, another uPVC double glazed window to the rear and a uPVC double glazed angled bay window to the front. The focal point of the lounge is the narrow stone tiled fireplace which stretches across the chimney breast and chimney recess's which incorporates a LPG gas fire sat on a slate effect tiled hearth with wooden mantle over. TV aerial point and numerous wall light points. Radiators. Split level wooden staircase rising to the first floor accommodation.

Landing

Access to the loft space via the loft hatch. Doors leading to all bedrooms and the bathroom.

Bedroom One

10'6" x 15'6" (3.2m x 4.7m)

UPVC double glazed window to the front elevation. Radiator. Door leading to the en-suite WC.

En-suite WC

UPVC double glazed window to the side elevation. Fitted with a two piece suite comprising of a concealed cistern WC and vanity wash hand basin with stainless steel mixer tap. Ample built in storage. Heated towel rail.

Bedroom Two

14'10" x 10'1" (4.5m x 3.1m)

UPVC double glazed window to the front elevation. Radiator.

Bedroom Three

14'10" x 6'10" (4.5m x 2.1m)

UPVC double glazed window to the rear elevation. Double airing cupboard currently housing the hot water cylinder with over head storage. Radiator.

Family Bathroom

7'0" x 7'1" (2.1m x 2.2m)

UPVC double glazed window to the rear elevation. Fitted with a three piece suite comprising of a panelled bath with mains shower over, close coupled, dual flush WC and circular vanity wash hand basin with stainless steel mixer tap and storage below. Tiling to splash areas. Chrome heated towel rail.

The Bungalow

Sat behind the cottage is this spacious, self contained detached two bedroom bungalow which has undergone extensive refurbishments throughout by the current owners. Making it an ideal opportunity for those looking to house a relative, or possibly even explore the idea of a holiday let (subject to the necessary planning permissions).

Entrance Hall

14'1" x 4'5" (4.3m x 1.3m)

UPVC entrance door to the front elevation. Coving to the ceilings and dado rail to the walls. Feature window looking through to the dining room. Telephone point. Doors leading to the utility room and kitchen,

Kitchen

14'1" x 9'7" (4.3m x 2.9m)

UPVC double glazed window to the front elevation and uPVC entrance door to the rear. The kitchen has been fitted with a range of stunning light grey, high gloss finish wall and base units with complementary worksurfaces over incorporating a single bowl, black composite sink unit with drainer and stainless steel mixer tap with hose attachment. Built in Beko electric fan oven to face height and a Lamona microwave. Built in four ring induction hob with stainless steel chimney style extractor over and a integrated Lamona dishwasher. LED spotlights to ceiling. Radiator. Door leading to the lounge diner and opening through to the dining room.

Utility Room

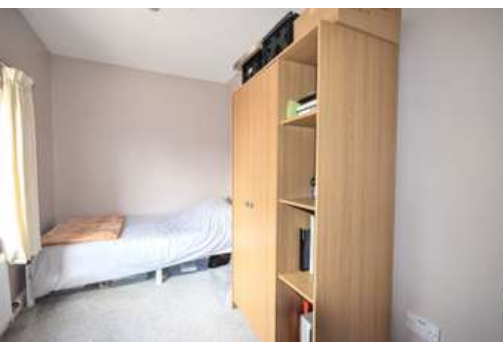
14'1" x 6'6" (4.3m x 2m)

UPVC double glazed window to the front elevation and uPVC entrance door to the side. Coving to the ceiling. Fitted wall and base units with worksurface incorporating a stainless steel circular basin sink unit with drainer and mixer tap with hose attachment. Plumbing for washing machine. Cupboard housing the hot water cylinder with shelving for storage. Wall mounted electric consumer unit. Access to loft space via the pull down loft hatch.

Dining Room

11'11" x 13'9" (3.6m x 4.2m)

UPVC double glazed bow window to the rear elevation boasting views over the garden and open fields to the rear. Additional uPVC double glazed window to the side. Coving to the ceiling. Radiator.





Lounge Diner

21'0" x 13'9" (6.4m x 4.2m)

The spacious lounge diner benefits from dual aspect uPVC double glazed windows to the front and rear elevations with a set of French style patio doors opening to the rear garden. To the corner of the room is a cast iron multi fuel burner with exposed flue sat on a tiled hearth. TV aerial point. Radiator. Door leading to the inner hallway.

Inner Hallway

UPVC double glazed floor to ceiling window. Doors leading to both bedrooms and the shower room.

Bedroom One

13'7" x 11'10" (4.1m x 3.6m)

UPVC double glazed window to the side elevation. Radiator.

Bedroom Two

14'8" x 7'1" (4.5m x 2.2m)

UPVC double glazed window to the side elevation. Radiator.

Shower Room

12'4" x 4'7" (3.8m x 1.4m)

UPVC double glazed window to the front elevation. Coving and LED spotlights to the ceiling. Fitted with a three piece suite comprising of a enclosed shower cubicle with mains shower over and extractor fan, concealed cistern, dual flush WC and vanity wash hand basin with ample storage. Partially tiled walls. Chrome heated towel rail and radiator.

Outside

The generously sized plot of approximately half an acre is accessed via the concrete driveway which leads through the front garden and through a five bar timber gate opening to a large parking area and into the open arched double garage which measures at 19'03" x 14'00" with a height of 6'02" providing ample off road parking for several vehicles including caravans or motorhomes. A staircase leads above the open arched garage to a spacious store area split into two areas measuring at 19'03" x 14'00" and 18'06" x 16'09" both benefitting from uPVC double glazed windows and the possibility of reinstating water and power.

The front garden is predominately laid to lawn with several mature trees and shrubs with flowered borders. The

perimeters of the front garden are made up of a combination of low level brick boundary walls where an opening has been left to allow the potential addition of a separate driveway to the front and timber fence perimeters to the sides.

The concrete driveway continues behind the cottage and in front of the bungalow providing a division between the two. To the side of the cottage is a large paved patio area perfect for alfresco dining with a low maintenance strip of lawn and gravelled borders with privacy been provided by a combination of high level fencing and a rendered wall. Access to the boiler room which houses the oil fired central heating boiler with oil storage tank to the rear.

Leading on through a timber pedestrian fence which opens to the large rear garden which again is predominately laid to lawn and plays host to a range of stunning, well maintained trees, shrubs and scattered flower beds. This garden sits to the back of the bungalow and boasts a huge, private, paved patio area which over looks the open fields to the rear.

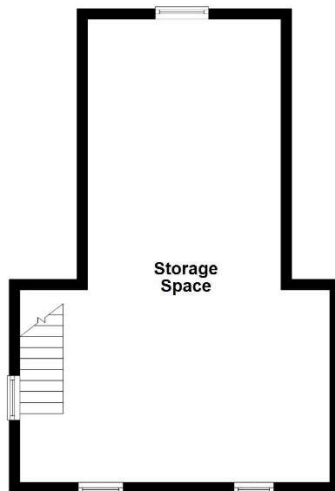
The garden also benefits from a brick built potting shed area measuring at 5'11" x 19'06" with several uPVC double glazed windows and a detached garage sat to the bottom of the garden which is accessed via the up and over garage door. Several outside water taps and external lights are scattered throughout the gardens.



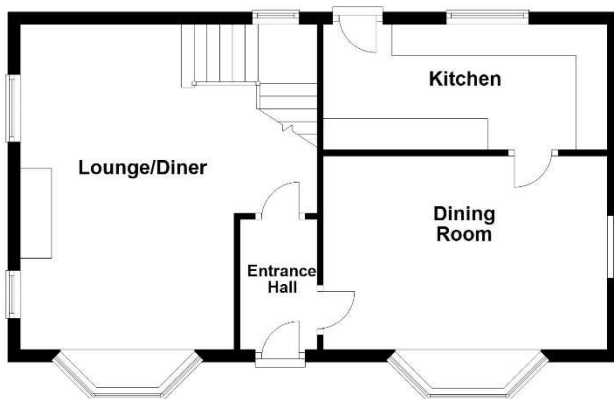




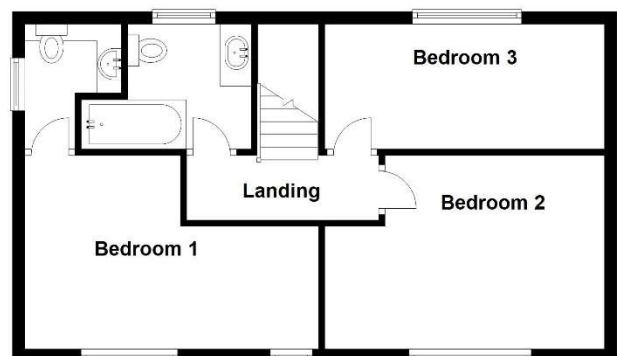
First Floor



Ground Floor



First Floor



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