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Fen Lane, Grainthorpe



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property it must be


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£295,000

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This three-bedroom detached house, located in a quiet coastal village with picturesque field views, offers a unique opportunity for families to customize their ideal home, featuring a spacious layout, open-plan kitchen and reception area, south-facing garden, and ample storage, despite requiring modernisation. As well as been a stone throw from the popular village primary school.

Key Features

- Quiet Coastal Village Location
- Overlooking Fields
- Three Double Bedrooms
- Built in Wardrobes
- Kitchen
- Open Lounge Diner
- Wet Room & Cloakroom WC
- South Facing, Private, Mature Garden
- Integral Garage
- Ample Off Road Parking
- EPC rating E
- Tenure: Freehold





For sale is this detached house, situated in a serene coastal village location, overlooking beautiful fields to the front. This property offers a unique opportunity for families seeking to customise a home to their taste.

The house is unique, presenting a generous three-bedroom layout. Each bedroom is a double with built-in wardrobes. The master bedroom offers a spacious and comfortable setting for rest and relaxation. The third bedroom comes with the added advantage of a wash hand basin for convenience. For additional storage, the integral garage can be utilised, which complements the already ample storage options within the home.

The property boasts a single, well-designed kitchen that benefits from views over the fields, making meal preparation a delightful experience. The reception room is a versatile area that can be arranged into a lounge area and dining space, catering to both relaxation and social occasions. It offers direct access to the garden and out onto the paved patio area, allowing for seamless indoor-outdoor living and even the possibility of further extending in the form of a sunroom to the rear.

The house also features a modern wet room to the first floor, which is practical and easy to maintain. For convenience, there is an additional cloakroom located on the ground floor, ideal for guests. The entrance porch and hall provide a welcoming first impression and lead to the main living areas as well as offering additional storage options.

The outdoor space is a notable selling point; the well maintained, south-facing, private garden is bathed in sunlight throughout the day. The mature gardens offer a peaceful retreat and add to the overall charm of the property and come with the delightful addition of two greenhouses and a shed. There is ample parking space, with a single garage for secure vehicle storage.

This property holds an EPC rating of E and falls into council tax band C. Along with the advantage of mains sewerage, oil fired central heating and uPVC double glazed windows throughout. It's clear to see that with a little bit of upgrading and personal touch, this house can easily be transformed into a dream home.

Living in this location, you will enjoy the tranquillity of a coastal village while the open fields provide a picturesque backdrop. This house offers potential buyers a chance to create a homely haven in a quiet village location.

In conclusion, this three-bedroom detached house is a perfect canvas for those with a vision to create their ideal family home. Its unique features, combined with its location and potential, make it a must-see property. The house is waiting to be transformed into a stunning residence that is both comfortable and stylish. With its generous space, potential for modernisation, and unique features, this property is a fantastic opportunity not to be missed.

Room Measurements

Ground Floor

Entrance Porch: 7'05" x 3'03"
Entrance Hall: 12'06" x 7'00"
Cloakroom WC: 2'11" x 7'11"
Kitchen: 8'10" x 14'10"
Dining Area: 11'04" x 11'09"
Lounge: 18'10" x 16'01"
Garage: 9'11" x 18'02"

First Floor

Bedroom One: 13'07" x 11'06"
Bedroom Two: 13'02" x 10'10"
Bedroom Three: 12'09" x 8'10"
Wet Room: 6'02" x 8'07"

Disclaimer

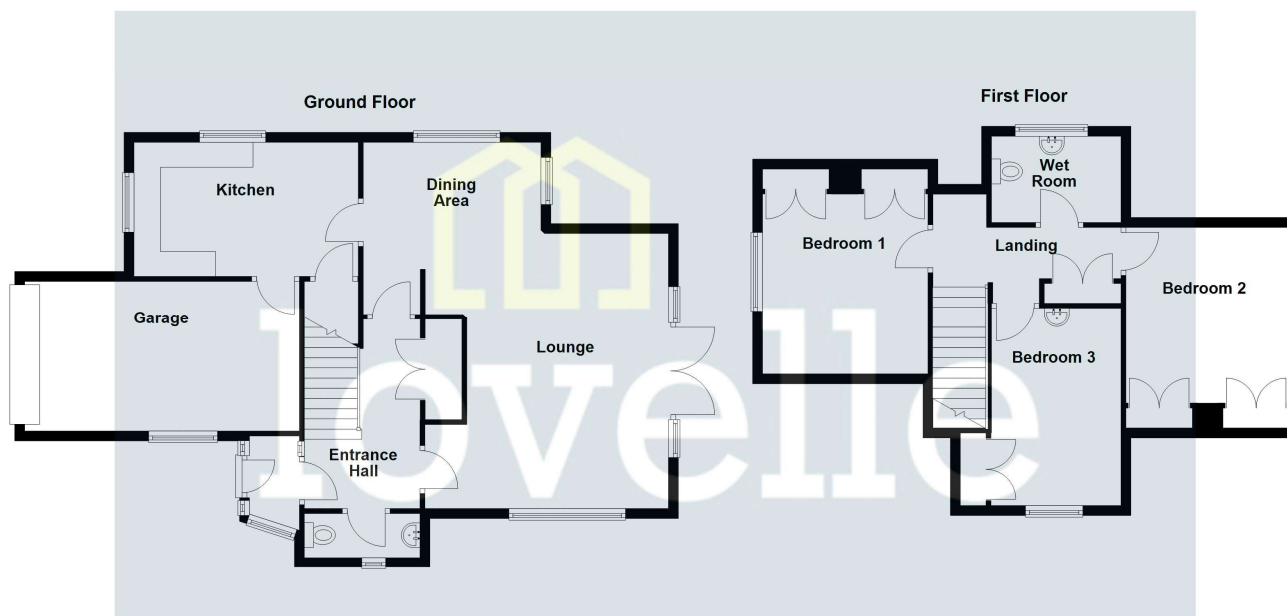
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Mobile and Broadband Checker

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.







Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

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