

Buy. Sell. Rent. Let.



Wragholme Road, Grainthorpe



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When it comes to
property it must be


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£345,000

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**** NO ONWARD CHAIN**** This beautifully renovated detached home in a rural coastal village location offers a perfect blend of classic elegance and contemporary design, featuring a spacious layout with two reception rooms, a large open-plan kitchen, three bedrooms with built-in wardrobes, two luxurious bathrooms, a south-west facing garden, ample parking, and modern amenities, making it an ideal home for families or professionals seeking a serene retreat.

Key Features

- Immaculate Detached Home
- Rural, Coastal Village
- Recently Renovated Throughout
- Spacious Open Kitchen Living Area
- Sun Room / Bedroom Four
- Three Bedrooms
- GF Bathroom & FF Shower Room
- Ample Parking & Garage
- South West Facing Gardens
- EPC rating D
- Tenure: Freehold





**** NO ONWARD CHAIN**** We are delighted to present this immaculate detached home for sale, a fine embodiment of quality and comfort, nestled in a popular, rural, coastal village. This property has been recently renovated throughout, showcasing a tasteful blend of classic elegance and contemporary design.

As you step into this beautiful home, you will be greeted by a spacious entrance hall with an oak and glass staircase which rises to the galleried landing, this properties layout is designed to facilitate a comfortable lifestyle. The property boasts two reception rooms offering ample space for relaxation and entertainment. The first reception room is a sunroom that provides a garden view and direct access to the outdoor space, ensuring a serene setting and a constant connection with the natural surrounding with the added benefit of been used as an additional bedroom if required.

The house is equipped with a large, 31ft long open-plan kitchen living area that serves as the heart of this home. This space is not only practical but also aesthetically pleasing, providing an ideal setting for cooking and dining. The kitchen is made up of a range of stunning, grey subtle wood grain effect range of base and full height units finished with a pale concrete effect worksurface. All your appliance needs are catered for with integrated oven, five ring hob with extractor over, microwave, fridge/freezer, slimline dishwasher and plumbing for washing machine.

The sleeping quarters consist of three bedrooms, all of which have handy built-in wardrobes, creating an abundance of storage space. The master bedroom is located to the ground floor and is of double size, offering a private and peaceful retreat. The remaining two bedrooms are located to the first floor one of which is a spacious double.

In terms of bathroom facilities, this property does not disappoint. There are two bathrooms, both fitted with heated towel rails for that extra touch of luxury. The ground floor bathroom features a three-piece suite comprising of close coupled WC, wash hand basin and bath with handheld shower attachment, whilst the first floor boasts a modern shower room consisting of corner shower unit, close coupled WC and wash hand basin.

The property is set on a spacious plot and comes with a south-west facing garden that is mainly laid to lawn with a large patio area and several scattered mature trees and shrubs, perfect for outdoor dining or entertaining in the warmer months. To the front of the property is a block paved driveway providing ample off-road parking, which leads down to the single garage accessed via the up and over door.

This property holds a council tax band C and an Energy Performance Certificate (EPC) rating of D and benefits from uPVC double glazing throughout and oil-fired central heating.

In summary, this immaculate detached home exhibits a superb standard of living with its generous space, modern amenities, and delightful location. Whether you're a family looking for a new place to call home or a professional seeking a peaceful retreat from the hustle and bustle of the city, this property is a fantastic opportunity that should not be missed.

Room Measurements

Ground Floor

Living Kitchen Area: 31'05" x 12'11"

Sun Room: 10'09" x 9'04"

Master Bedroom: 12'11" x 12'05"

Bathroom: 5'08" x 10'04"

First Floor

Bedroom Two: 13'01" x 12'11"

Bedroom Three: 10'09" x 8'11"

Shower Room: 10'09" x 5'07"

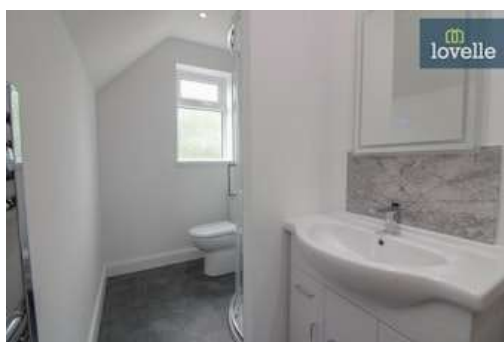
Garage: 19'10" x 9'01"

Disclaimer

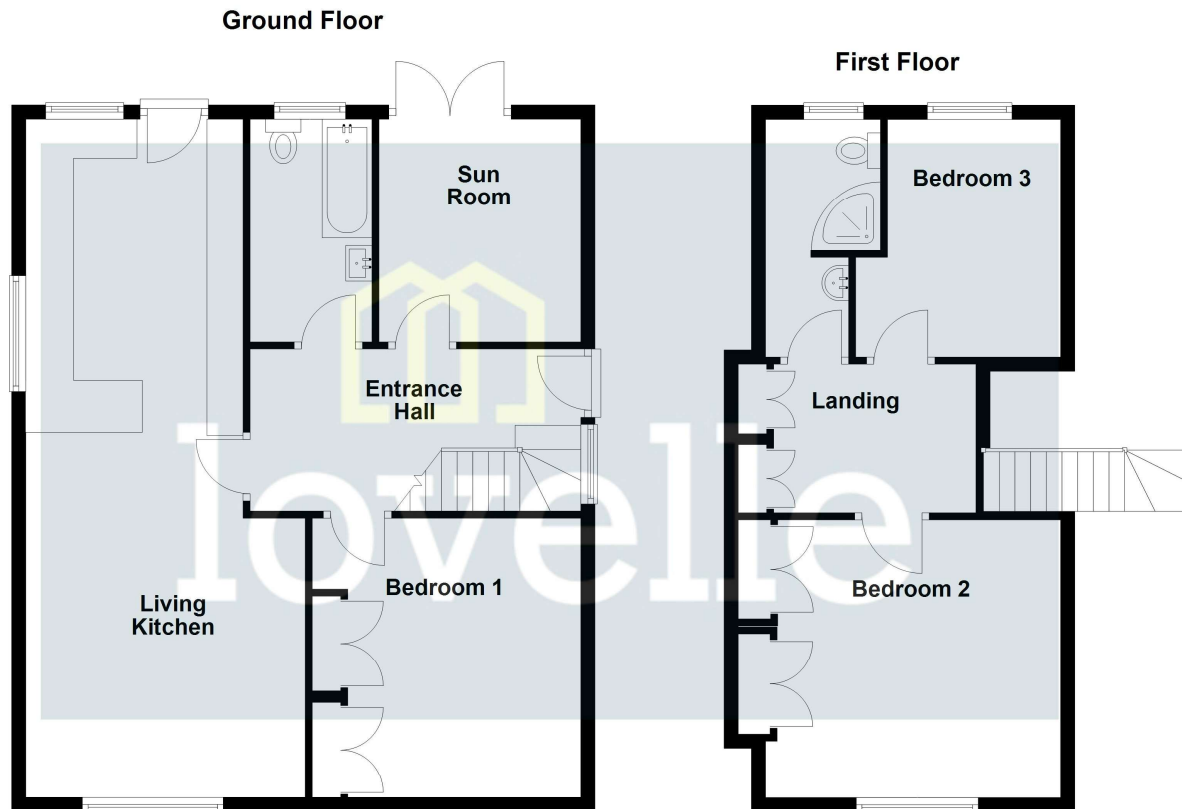
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Mobile and Broadband Checker

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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