

Buy. Sell. Rent. Let.



Wragholme Road, Grainthorpe



3



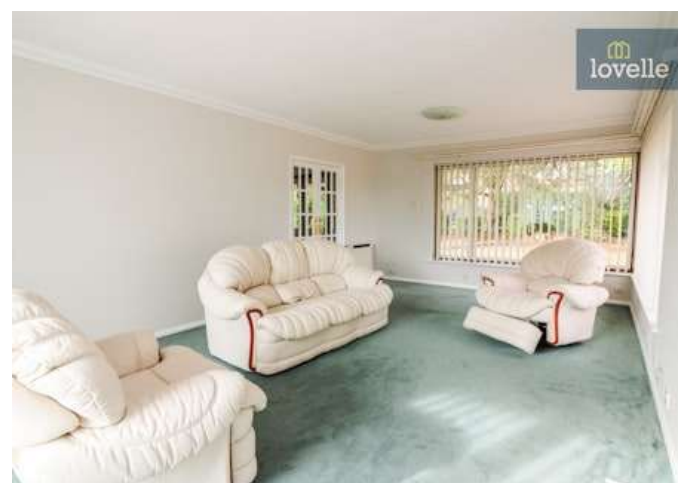
1



1

When it comes to
property it must be


lovelle



£350,000

 3
  1
  1

This spacious three-bedroom detached bungalow, set on a generous third of an acre plot in a desirable village location, features wrap-around gardens, a garage, ample parking, and offers exceptional potential for modernisation in a peaceful, semi-rural setting.

Key Features

- Detached Bungalow
- Three Bedrooms
- Generous Third-Acre Wrap Around Garden
- Village Location
- 21ft Lounge
- Spacious Kitchen
- Bathroom
- Utility Area
- Cloakroom WC
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





Introducing this impressive three-bedroom detached bungalow, positioned in a popular village location and offered for sale with an excellent opportunity for some modernisation. Sitting on a generous third of an acre plot, this property provides a substantial wrap-around garden, single detached garage, ample off-road parking for several vehicles, and a peaceful, semi-rural setting that will attract families and those seeking a tranquil lifestyle alike.

The entrance leads into a wide hallway, providing easy access to the primary living accommodation while inviting natural light to flow effortlessly throughout the home.

The central feature of the property is the expansive lounge, which runs the full depth of the bungalow. This reception room is well-proportioned, enhanced by large windows that frame delightful views of the garden, and benefits from direct garden access via the patio doors. Its layout is particularly suited to both everyday living and entertaining guests, creating a bright, welcoming space for relaxing with family or hosting visitors.

The kitchen is located off the hallway and is notably spacious, overlooking the rear garden. It boasts an integrated fridge, freezer and integrated dishwasher, making everyday living much more convenient. Large windows provide plenty of natural light and impressive garden views, contributing to a pleasant environment for meal preparation and dining. The kitchen design also allows for ample potential.

A separate utility room is situated to the rear of the bungalow, facilitating practical laundry and storage needs, while maintaining the functionality and tidiness of the core kitchen space. Additionally, there is a separate cloakroom WC, offering added convenience for both residents and guests.

The bungalow offers three sizeable double bedrooms, each appointed with ample built-in wardrobes and drawers to maximise storage and create a streamlined, uncluttered atmosphere. These rooms provide the ideal canvas for those wishing to create calm, personalised retreats. The layout of the bedrooms offers flexibility to accommodate growing families, guests, or even create a home office or hobbies room as needed.

Serving the bedrooms is a family bathroom, fitted with a panelled bath and wash hand basin with space to update and modernise if desired.

Externally, this property truly excels. Set in approximately a third of an acre, the extensive wrap-around garden is predominantly laid lawn with mature shrubs and boundary hedging, offering outstanding potential for landscaping and outdoor living. With so much space on offer, the garden is ideal for children's play, entertaining friends and family during the warmer months, or cultivating a private sanctuary. Access from the main living room directly onto the garden seamlessly connects indoor and outdoor living spaces.

In addition to driveway parking, the property benefits from a single garage, providing sheltered storage for a vehicle, garden equipment, or additional household items. The abundant parking on the approach further bolsters the property's suitability for families or those with regular visitors.

Council tax for the property falls within band C, making budgeting for the future straightforward. The village location ensures residents enjoy a true sense of community and peace, while remaining within easy reach of essential amenities and transport links.

Offering significant scope, this detached bungalow is the perfect opportunity for those looking to stamp their own mark on a home with enviable gardens and strong potential. Whether you are seeking to create a comfortable family dwelling or a single-level retirement retreat, this property must be viewed to fully appreciate the lifestyle and opportunities on offer.

Arrange your viewing appointment today to explore the possibilities of this delightful bungalow and its extensive plot and envision making this well-located village property your next home.

Room Measurements

Entrance Hall: 8'07" x 11'01"

Lounge: 12'11" x 21'11"

Kitchen: 12'04" x 10'07"

Bedroom One: 10'09" x 15'07"

Bedroom Two: 10'08" x 11'08"

Bedroom Three: 10'03" (max) x 10'09" (max)

Bathroom: 7'08" x 7'04"

Cloakroom WC: 2'10" x 5'05"

Utility Area: 7'01" x 8'00"

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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.





Ground Floor



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.

When it comes to **property**
it must be


lovelle

01507 665399

louth@lovelle.co.uk