

Buy. Sell. Rent. Let.



High Street, Grainthorpe



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When it comes to
property it must be


lovelle



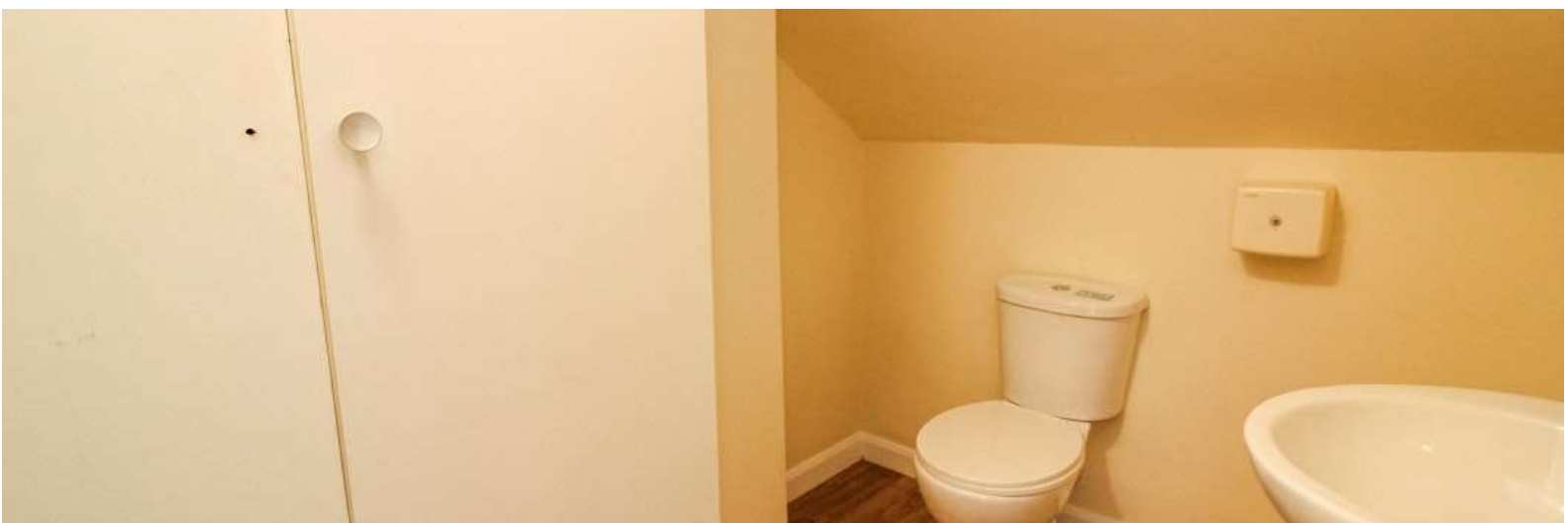
£199,950

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This well-proportioned, three-bedroom semi-detached house in a popular coastal village offers spacious and versatile living with three reception rooms, modern kitchen, off-street parking, and generous gardens, an ideal home for first-time buyers or families seeking comfort.

Key Features

- Semi Detached Home
- Three Versatile Reception Rooms
- Three First Floor Bedrooms
- Kitchen
- Ground Floor Bathroom & First Floor WC
- Peaceful Village Location
- Front & Rear Gardens
- Off Road Parking
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





Presenting to the market this well-proportioned three-bedroom semi-detached house, nestled in a popular coastal village renowned for its charming atmosphere. With nearby parks, scenic walking routes, and a peaceful setting, this neutrally decorated property is an ideal choice for first-time buyers and families seeking comfort, convenience, and a balanced lifestyle.

Upon entering, you are welcomed by a spacious hallway. The accommodation is arranged over two floors, providing a thoughtful layout that maximises both space and functionality for modern living.

The ground floor features three versatile reception rooms. The main lounge stands as a warm and inviting space, complete with a fireplace incorporating an electric fire, perfect for relaxing evenings and family gatherings. A large window to the front ensures the room is flooded with natural light. Adjacent to the lounge, a dedicated dining room overlooks the garden, offering a delightful setting for meals and entertaining. This well-proportioned room delivers garden views, enhancing the overall ambiance while creating a seamless connection between indoor and outdoor spaces. The third reception room serves as a possible snug, providing an intimate area ideal for reading, hobbies, or, if required, as a possible fourth bedroom or guest accommodation to suit evolving family needs.

The kitchen is particularly functional, benefiting from direct access to the garden, a window framing pretty garden outlooks, dedicated cooker point, and plumbing for a washing machine. This practical design ensures day-to-day tasks and family routines are managed with ease, while the connection to the garden makes al fresco dining and entertaining a pleasure.

Accommodation further includes a ground floor three-piece suite bathroom for added convenience. On the first floor, you will find an additional WC, thoughtfully included to enhance family living and morning routines.

Upstairs, the property offers three bedrooms designed for comfort and versatility. The principal and second bedrooms are both doubles, providing ample space for furnishings and storage, while the third bedroom is a generous single, ideal for a child's room or a home office. Each bedroom has been neutrally decorated, offering new owners a blank canvas to personalise their space and create their perfect retreat.

To the front, a driveway affords valuable off-street parking. The lawned gardens to the front and rear are well-maintained, offering private areas for children to play, pets to roam, or for simply unwinding in the fresh coastal air. The rear garden, accessible directly from the kitchen, lends itself beautifully to outdoor entertaining, seasonal gatherings, and gardening enthusiasts alike.

Positioned in a desirable coastal village, this home benefits from access to local parks and picturesque walking routes, inviting a host of leisure activities and opportunities to explore the surrounding natural beauty. The area is well-served by nearby reputable schools, local shops, and essential amenities, making daily life as convenient as it is enjoyable.

The property falls within Council Tax Band B, ensuring attractive annual running costs. Neutrally decorated throughout, this home provides a low-maintenance backdrop for new owners, ready for immediate occupation yet offering unlimited potential for tailored enhancements and personal touches. In summary, this semi-detached house combines generous living space, practical features, and a superb location to create a truly enticing proposition. Its combination of three reception rooms, three bedrooms, modern kitchen, off-street parking, and gardens make it perfectly suited to first-time buyers and families alike, representing a rare opportunity to acquire a quality residence in a thriving coastal community.

Room Measurements

Ground Floor

Lounge: 9'10" x 17'07"

Dining Room: 9'10" x 11'03"

Kitchen: 10'01" x 8'04"

Reception Room: 10'02" x 8'04"

Bathroom: 5'11" x 7'00"

First Floor

Bedroom One: 10'03" x 12'01" (max)

Bedroom Two: 7'07" (max) x 14'04" (max)

Bedroom Three: 10'04" x 7'11"

Cloakroom WC: 5'08" x 7'00"

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.

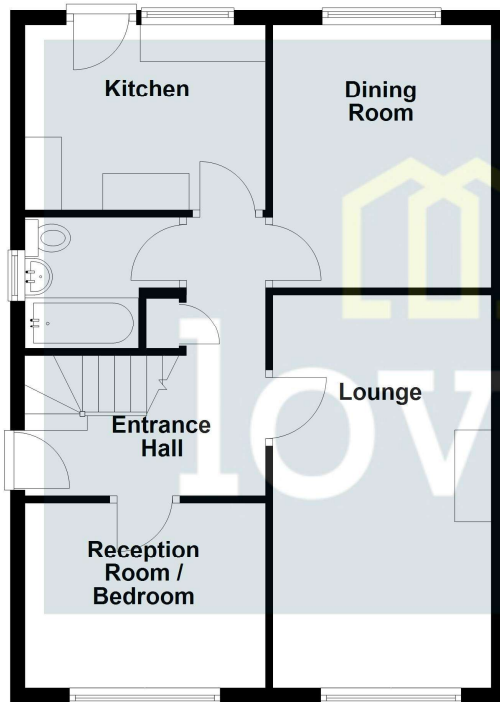
Mobile and Broadband Checker

It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

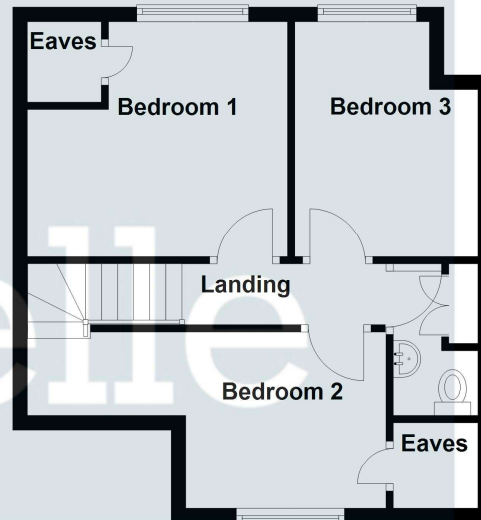
Agents Notes

Please note the property is on an Oil Central Heating System

Ground Floor



First 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.
Plan produced using PlanUp.

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