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Meadow Croft Poors End
Grainthorpe
LN11 7JB

Offers in the Region Of £229,950

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Property Description

Situated in the charming village of Grainthorpe, this beautifully presented semi-detached property offers modern, stylish accommodation throughout and is ready for its next owners to move straight in and enjoy. The property enjoys excellent kerb appeal with a low-maintenance front garden and a driveway providing off-road parking, leading to a detached garage. To the rear is a generous enclosed garden, predominantly laid to lawn, creating the perfect space for families, children and pets. A feature patio area provides an ideal setting for outdoor dining, entertaining guests or simply relaxing during the warmer months. Internally, the home is finished in a fresh and contemporary style throughout. The ground floor accommodation comprises a welcoming lounge, offering a comfortable space to unwind, and a spacious kitchen-diner which forms the heart of the home. The kitchen is well-appointed and provides ample room for both cooking and family dining, making it perfectly suited to modern-day living. To the first floor are three well-proportioned bedrooms, all presented to an excellent standard and offering versatile accommodation for growing families, home workers or visiting guests. Completing the accommodation is a stylish family bathroom fitted with a modern suite. Combining attractive living spaces, modern

décor and excellent outdoor areas, this delightful home represents a fantastic opportunity for first-time buyers, families and those seeking village living without compromising on convenience. Located within easy reach of local amenities and surrounding countryside, early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and laminate flooring. There is also access to the under stairs cupboard.

Lounge

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a cozy open fire.

Kitchen/Diner

The kitchen-diner has a window and door to the rear elevation, a radiator and Karndean flooring. There is also a superb fitted kitchen with a Belfast sink, dishwasher, combined washer dryer, electric oven and hob and also a handy breakfast bar.

First Floor Landing

The first floor landing has access to the loft, a radiator and a carpeted floor.

Bedroom One

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom

Three

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

The bathroom has an opaque window to the side elevation, partially tiled walls, a heated towel rail and Karndean flooring. There is also a modern suite with a WC, vanity basin and bath with a mains shower and glass shower screen over.

Outside

With a low maintenance frontage providing ample off road parking and access to the garage. There is also a small lawn to the side. A gate opens to the rear garden which is enclosed by perimeter fencing. Mainly laid to lawn with a vast space ideal for a family there is also a feature patio area ideal for alfresco dining.

Garage

The garage has an up and over, door to the side and electrics.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.



Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

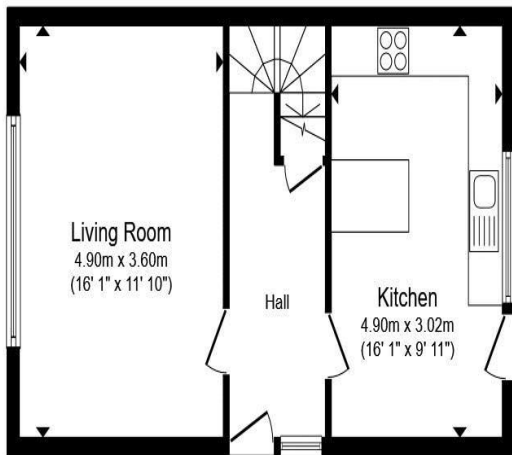
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



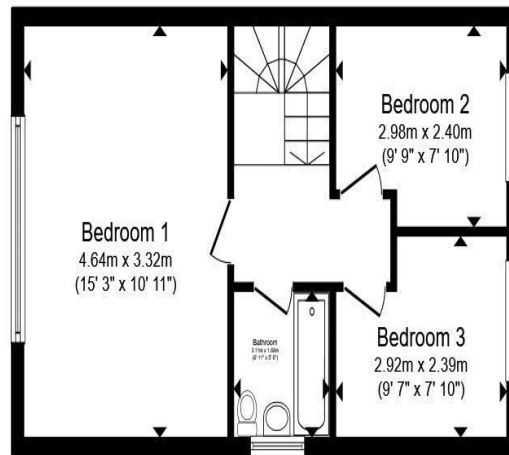
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

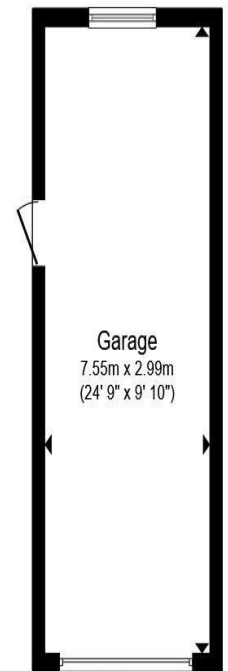
9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor



Garage

Total floor area 105.3 m² (1,133 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

