



**Buttgate, Grainthorpe LOUTH LN11 7JW**

welcome to

## Buttgate, Grainthorpe LOUTH

Located in the picturesque village of Grainthorpe, this impressive four-bedroom detached family home offers generous living space throughout, ample off-street parking, a double garage, and a private rear garden-perfect for modern family life in a peaceful rural setting.



## **Entrance Porch**

5' 1" x 4' ( 1.55m x 1.22m )

Entrance door leads into the entrance porch which has a door leading into the hallway and a door into:

## **Wc**

Has a WC, hand wash basin and part tiled walls.

## **Hallway**

Spacious hallway with stairs leading to the first floor, radiator and doors into:

## **Lounge**

27' 1" x 14' 8" max into recess ( 8.26m x 4.47m max into recess )

Has a window to the front elevation, bi-folding doors to the rear leading out to the patio area, feature fireplace with brick surround and wood burner and 3 radiators. There are also doors which open into the dining room.

## **Dining Room**

10' 9" x 10' 8" ( 3.28m x 3.25m )

Has a radiator, window to the rear elevation and doors leading into the lounge.

## **Snug/ Office**

10' 11" x 10' 9" ( 3.33m x 3.28m )

Has a window to the rear elevation and a radiator.

## **Kitchen**

15' 7" x 11' 6" ( 4.75m x 3.51m )

Comprising of wall and base units with worktop space over, integrated fridge, dishwasher, extractor, sink, radiator, window to the front elevation and a door leading into the Garage,

## **Landing**

Has a loft hatch access, airing cupboard and doors leading into the following rooms:

## **Bedroom 1**

14' x 16' 5" max ( 4.27m x 5.00m max )

Has windows to the front and side elevation, radiator and door into:

## **En-Suite**

Has a roll top bath, hand wash basin with vanity storage below, WC, spot lights and radiator.

## **Bedroom 2**

10' 9" x 11' 10" ( 3.28m x 3.61m )

Has a window to the rear, radiator, fitted wardrobes and door into:

## **Shower Room En Suite**

Has a window to the rear, shower cubicle, WC, towel radiator, hand wash basin with vanity storage and spot lights.

## **Bedroom 3**

10' 9" x 11' 11" ( 3.28m x 3.63m )

Has a window to the rear elevation, fitted wardrobes, walk in cupboard and a radiator.

## **Bedroom 4**

13' 10" x 8' 6" ( 4.22m x 2.59m )

Has a window to the front elevation, walk in storage cupboard and a radiator.

## **Family Shower Room**

Has a walk in shower, WC, hand wash basin, towel radiator, part tiled walls and spot lights

## **External**

Externally, the property benefits from ample off street parking to the front leading to the double garage. The front also offers a lawned space.

The rear is mainly laid to lawn with patio space enclosed by fenced boundaries with mature trees and shrubs. There is also a green house.

## **Brick Built Summer House**

8' 2" x 8' 4" ( 2.49m x 2.54m )

Has a sliding door and window

## **Home Office**

16' 4" x 9' 10" ( 4.98m x 3.00m )

Has power and lighting, door and windows to the side and air conditioning unit which works for hot and cold air.

## **Double Garage**

16' 2" x 27' 2" ( 4.93m x 8.28m )

Has double electric doors to the front, window and door to the rear and inspection pit.



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**Ground Floor**



**First Floor**



**Outbuilding**

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](http://www.focalagent.com)

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## Buttgate, Grainthorpe LOUTH

- Stunning 4 bed detached home
- Master bedroom with En-suite
- 3 additional double bedrooms - 1 with En-suite
- Landscaped front & rear garden
- Home office in rear garden with Hot & Cold Air Conditioning

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers over

# £485,000



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Property Ref:  
SKG109800 - 0006

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directions to this property:

See Multi-map illustration

Please note the marker reflects the postcode not the actual property

 **william h brown**



**01754 768311**



[Skegness@williamhbrown.co.uk](mailto:Skegness@williamhbrown.co.uk)



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)