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High Street

**Grainthorpe
LN11 7JA**

£165,000

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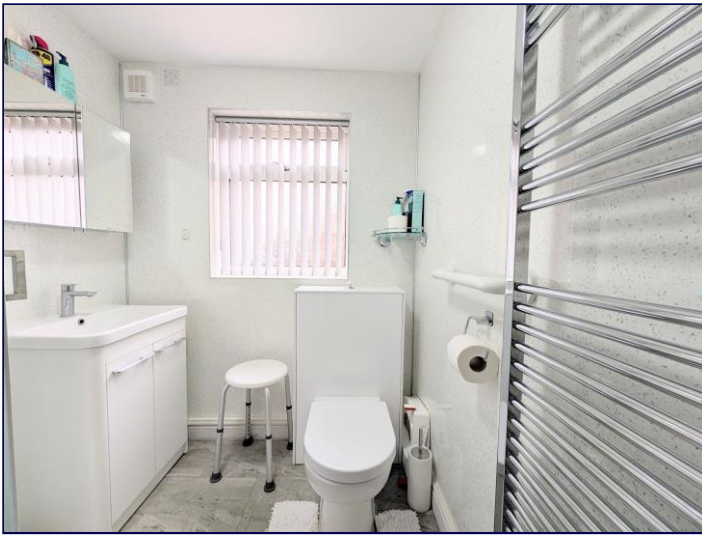
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Property Introduction

This attractive semi-detached dormer bungalow, located on the High Street in Grainthorpe, is offered to the market with no forward chain, making it an ideal purchase for those looking for a smooth and speedy move. Set back from the road, the property benefits from well-maintained gardens to both the front and rear, along with a driveway providing off-road parking and access to a detached garage. Internally, the accommodation is well-proportioned and versatile. The ground floor comprises a welcoming lounge-diner, perfect for both relaxing and entertaining, alongside a fitted kitchen offering ample storage and workspace. There are also two bedrooms on this level, providing flexibility for use as guest accommodation, a home office, or additional living space, along with a modern shower room. To the first floor, the property boasts a generous principal bedroom complete with its own en-suite, creating a private and comfortable retreat. With its desirable village location, practical layout, and excellent potential, this property is well suited to a range of buyers, including downsizers, families, or those seeking a peaceful lifestyle within easy reach of local amenities.

Entrance Hall

Entering the property reveals a radiator and a tiled floor.

Lounge/Diner

17' 7" x 9' 9" (5.35m x 2.98m)

The lounge-diner has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a feature fire place.

Kitchen

7' 10" x 10' 1" (2.39m x 3.08m)

The kitchen has a window and door to the rear elevation, a heated towel rail and a tiled floor. There is also a modern range of fitted units with a sink and drainer and an electric oven and hob with an extractor over.

Bedroom Two

11' 3" x 9' 9" (3.44m x 2.98m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in wardrobe.

Bedroom Three/Dining Room

8' 4" x 10' 2" (2.55m x 3.09m)

With a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Shower Room

7' 0" x 5' 10" (2.14m x 1.78m)

The shower room has an opaque window to the side elevation, modern wall boarding, a heated towel rail and a tiled floor. There is also a modern suite with a WC, vanity basin and a shower cubicle with a mains shower.

Stairs

Stairs lead to the first floor with a large walk in wardrobe or cupboard at the top and a door to bedroom one.

Bedroom One

11' 3" x 9' 10" (3.42m x 3.00m)

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

En-suite

6' 2" x 10' 2" (1.87m x 3.09m)

The en-suite has a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin and a shower cubicle with an electric shower.

Garage

18' 8" x 8' 6" (5.70m x 2.60m)

The garage has an up and over door and a window and door to the side. Power and plumbing for a washing machine.

Outside

With a front garden with a lawn and established shrubs. The driveway provides off road parking and a gate to the rear garden. The rear garden has a lawn, established shrubs and a patio area ideal for alfresco dining. The modern bunded oil tank can be found in the rear garden.

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

2.3Gbp/s: 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, all viewings are strictly by appointment only please.

Council Tax Information

Band B: 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.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

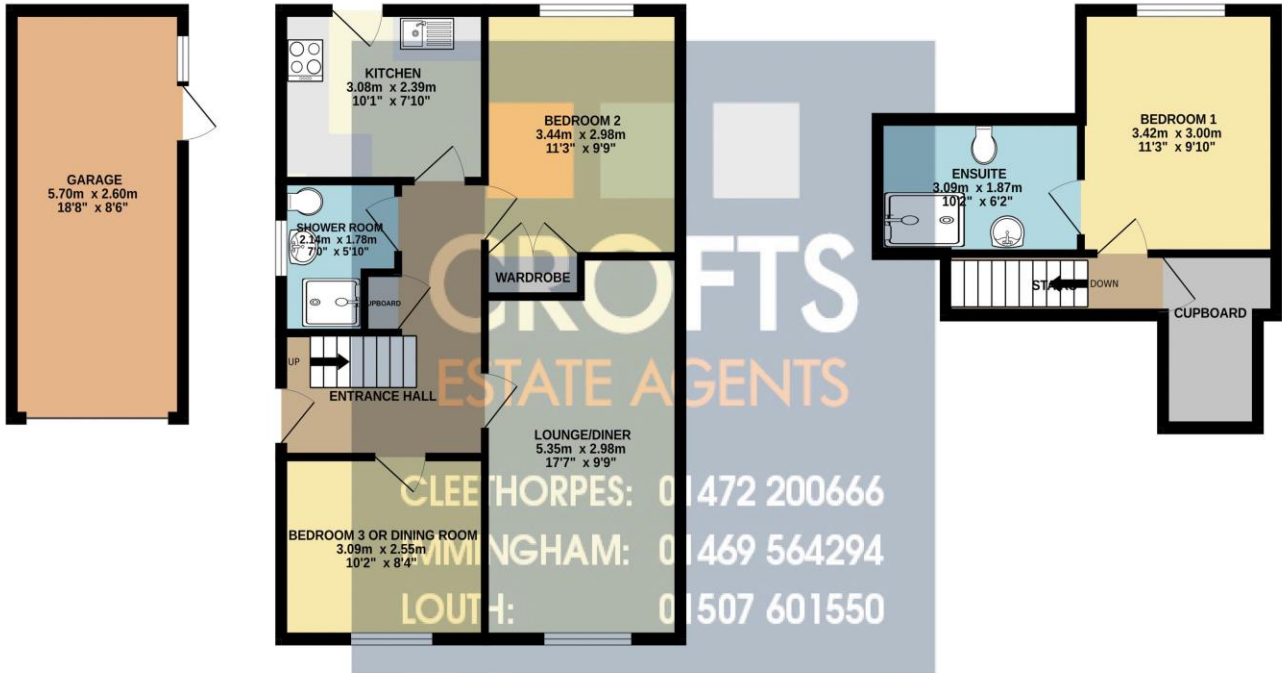
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
68.3 sq.m. (735 sq.ft.) approx.

1ST FLOOR
22.6 sq.m. (243 sq.ft.) approx.



TOTAL FLOOR AREA : 90.8 sq.m. (978 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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