



4 Stapes Garth, Grainthorpe, Lincolnshire, LN11 7FD
£299,950

Key Features:

- Three Bedroom Detached Bungalow
- Popular Village of Grainthorpe
- Peaceful Cul De Sac Position
- Generous Plot with Private Rear Garden
- Modern Kitchen Diner
- Rear Lounge & Conservatory
- En Suite Shower Room & Family Bathroom
- Ample Driveway Parking

Situated in the popular village of Grainthorpe, this detached bungalow enjoys a peaceful setting located just eight miles from the historic market town of Louth and within easy reach of the Lincolnshire coast. Positioned at the foot of the Lincolnshire Wolds, it offers a relaxed village lifestyle with convenient access to nearby towns and countryside.

Set in a quiet cul de sac, the property occupies a good-sized plot, featuring a generously sized private rear garden and ample driveway parking.

The accommodation includes a modern fitted kitchen diner, a spacious rear lounge opening into the conservatory, a family bathroom, and three flexible double bedrooms, with the main bedroom benefiting from an en suite shower room.



ENTRANCE HALL

An L-shaped hall giving access to all rooms.

KITCHEN DINER

24'8" x 9'0" (7.52 x 2.75)

Fitted with a large range of modern shaker style units, incorporating an electric cooker, plumbing for a dishwasher and space for further appliances. Dual aspect windows and side entrance door.

LOUNGE

18'3" x 13'0" (5.57 x 3.98)

Situated at the rear, with French doors opening into the conservatory.

CONSERVATORY

12'5" x 10'3" (3.79 x 3.13)

Additional living space overlooking the rear garden, with access onto the patio area.

BEDROOM 1

13'6" x 9'6" (4.12 x 2.92)

Front aspect main bedroom.

EN-SUITE

8'3" x 3'1" (2.53 x 0.96)

Comprising a shower enclosure, pedestal basin and WC.

BEDROOM 2

12'4" x 8'3" (3.78 x 2.54)

Rear aspect room.

BEDROOM 3/STUDY

9'8" x 9'0" (2.97 x 2.76)

A versatile rear aspect room.

BATHROOM

8'2" x 5'1" (2.51 x 1.55)

Fitted with a vanity unit, WC, and panelled bath with overhead shower. Heated towel rail and low maintenance wall panelling.

OUTSIDE

The property features an open plan frontage providing ample driveway parking. To the side is a useful store with roller door access - housing the oil-fired central heating boiler.

To the rear is an established garden laid mainly to lawn, with outbuildings including a shed and summerhouse.

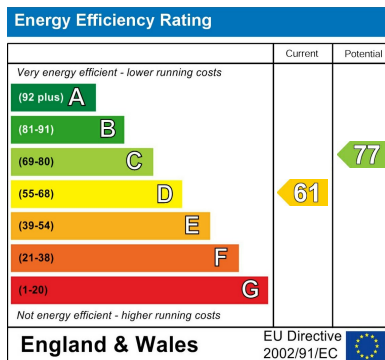
TENURE

FREEHOLD

COUNCIL TAX BAND

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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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