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Carters Garth Close, Grainthorpe



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£150,000



A neutrally decorated two-bedroom semi-detached bungalow for sale in the coastal village of Grainthorpe, offering a practical single-storey layout with two double bedrooms, a reception room opening onto lawned gardens, a fitted kitchen with integrated appliances, a three-piece bathroom, and a single garage, all within easy driving distance of Louth, Mablethorpe and wider Lincolnshire amenities.

#### Key Features

- Semi Detached Bungalow
- Coastal Village Location
- Lounge With Garden Views
- Fitted Kitchen With Appliances
- Two Double Bedrooms
- Bathroom
- Lawned Front and Rear Garden
- Single Garage
- No Onward Chain
- EPC rating D
- Tenure: Freehold





This neutrally decorated two-bedroom semi-detached bungalow is offered for sale in the coastal village of Grainthorpe, near Louth. The property provides a practical single-storey layout, with one reception room, a modern fitted kitchen, a three-piece bathroom suite, and two double bedrooms, complemented by lawned gardens and a single garage located at the bottom of the garden.

The main reception room is positioned to take advantage of views over the rear garden. Patio doors provide direct access to the outdoor space, allowing an easy connection between indoor and outdoor areas and creating a pleasant outlook from the living area. The configuration suits both everyday relaxation and informal entertaining, with the garden acting as an extension of the living space in warmer months.

The kitchen includes an integrated fridge and integrated washing machine, offering useful built-in appliances and reducing the need for additional freestanding items. The layout is designed for efficient use of space, with work surfaces and storage arranged for day-to-day cooking and household tasks. From the hallway, there is an airing cupboard providing additional storage for linens and household items.

Both bedrooms are doubles, offering flexibility for use as main bedroom, guest room, or home office space if required. Their double proportions support a variety of bedroom furniture arrangements. The bathroom is fitted with a three-piece suite, providing the essential facilities in a straightforward layout.

Outside, the bungalow benefits from lawned gardens, giving green outlooks and scope for seating, planting, or simple low-maintenance enjoyment. At the bottom of the garden, there is a single garage, offering covered parking or valuable storage for vehicles, gardening equipment, or hobbies. The combination of garden and garage is particularly practical for buyers seeking outdoor space and secure storage.

The property holds an EPC rating of D and falls within Council Tax Band B, which may appeal to those mindful of ongoing running costs.

Grainthorpe is a small coastal village in Lincolnshire, positioned between the market town of Louth and the coastal resort of Mablethorpe. The village setting offers a quieter residential environment while still allowing access to wider amenities in the surrounding area. Louth, approximately 15-20 minutes away by car, is a traditional market town with supermarkets, independent shops, banks, medical facilities, cafes and weekly markets, providing a broad range of day-to-day services. Mablethorpe and the nearby Lincolnshire coast are also accessible by road, offering beaches, coastal walks and leisure facilities.

Recreationally, the surrounding countryside and nearby coastline provide walking routes, nature areas and open landscapes. The wider region is noted for its flat farmland, quiet lanes and access to the Lincolnshire Wolds Area of Outstanding Natural Beauty, which lies a short drive inland and offers additional walking, cycling and scenic viewpoints.

In summary, this two-bedroom semi-detached bungalow for sale in a coastal village location provides a practical single-storey layout with two double bedrooms, a reception room with garden access, fitted kitchen with integrated appliances, three-piece bathroom suite, airing cupboard, lawned gardens and a single garage, all set within a village environment within driving distance of Louth, the coast and wider Lincolnshire amenities.

## Room Measurements

Entrance Hall: 15'07" x 3'07"

Kitchen: 10'09" x 7'09"

Lounge: 17'09" x 11'09"

Bedroom One: 10'10" x 9'01"

Bedroom Two: 11'06" x 9'05"

Bathroom: 6'06" x 5'05"

## 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.

### Ground Floor



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