



CHOICE PROPERTIES

Estate Agents

Grange Farm Grove Road, Price £675,000
Theddlethorpe, LN12 1PD



It is a pleasure for Choice Properties to bring to the market this spacious three bedroom detached farmhouse, nestled in a pleasant position in the sought after village of Theddlethorpe. Boasting approximately 5.5 acres of equestrian land (sts) as well as a number of impressive, large outbuildings providing great potential for a number of uses, early viewing is certainly advised to appreciate this impressive property!

This spacious accommodation comprises:

Kitchen

Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, space for a freestanding cooker with stainless steel extractor hood over, space and plumbing for a washing machine, space for a freestanding tumble dryer, cupboard housing the hot water cylinder, space for a freestanding fridge/freezer, partly tiled walls, space for a dining table and inset spot lighting.

Sitting Room

Light and airy reception room benefiting from dual aspect windows and fitted with a multi fuel fire set in a feature surround and a TV aerial.

Hallway

With stairs to the first floor and a door to:

Reception Room

With laminate flooring, dual aspect windows and space for a freestanding fireplace set in a bricked surround with feature mantle.

Bathroom

Fitted with a three piece suite comprising a panelled 'P' shaped bath tub with single hot and cold taps and electric 'Mira Go' shower over, hand wash basin with mixer tap; set into vanity and WC with dual flush button, partly tiled walls, an extractor fan and inset spot lighting.

Bedroom 1

Spacious double bedroom with loft access.

Bedroom 2

Spacious double bedroom with dual aspect windows.

Bedroom 3

Spacious double bedroom.

Workshop With Office Space

Remarkably large workshop, providing unlimited potential for any prospective buyer with a manual roller door, power and lighting and door through to the lobby. Office space with tiled flooring and an internal window to the workshop.

Timber Garage 1

With double opening front doors, power and lighting.

Side Timber Store

With double opening timber front doors.

Bricked Barn

Converted into two separate spaces, one half open and the other half enclosed with space for six vehicles.

Bricked Garage

With an electric roller door, insulated ceiling, power and lighting.

Bricked Triple Garage

With an electric roller door, corrugated metal roof, with full internal insulation, power and lighting.

Additional Notes

Please note that there are also the following present at the property, yet to be measured and so inspection upon viewing is recommended:

Three outside stores.

Outbuilding with ground and first floor providing annex potential.

Bricked outbuilding

Bricked garage

A further bricked garage

Outside storage container

Timber garage with double opening doors

Bricked workshop

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

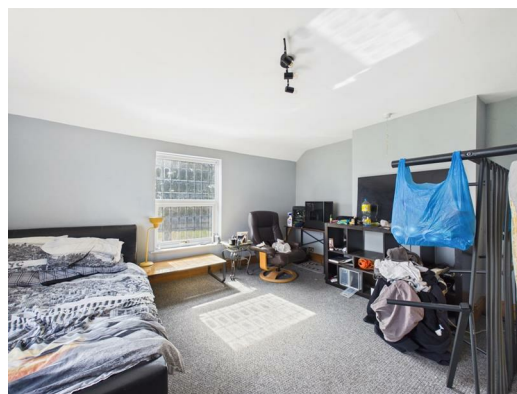
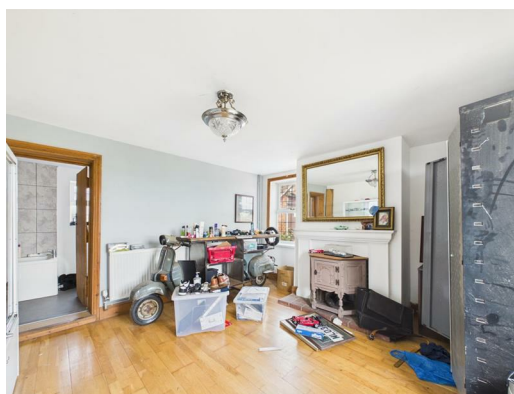
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

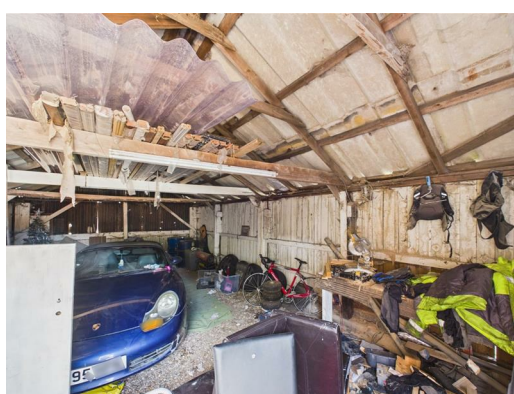
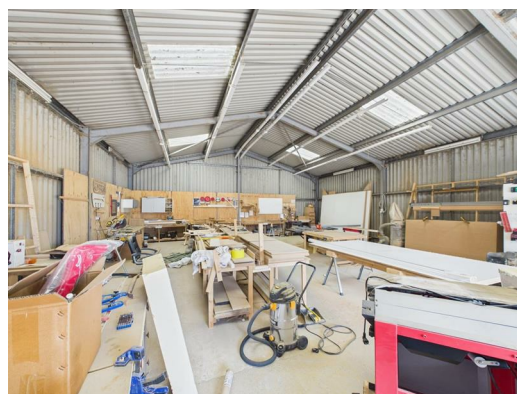
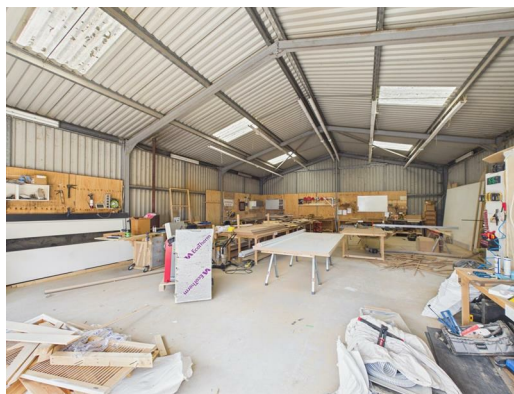
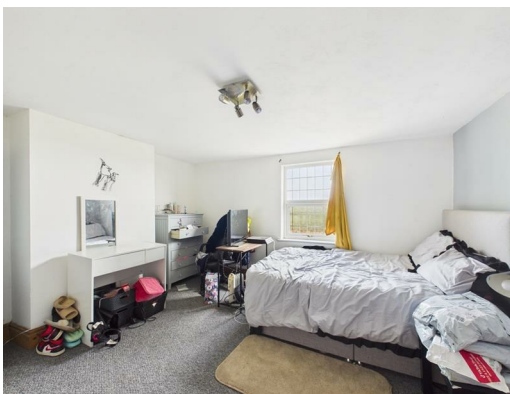
Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.











Floor 0 Building 1



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Approximate total area⁽¹⁾
1264 ft²

(1) Excluding balconies and terraces

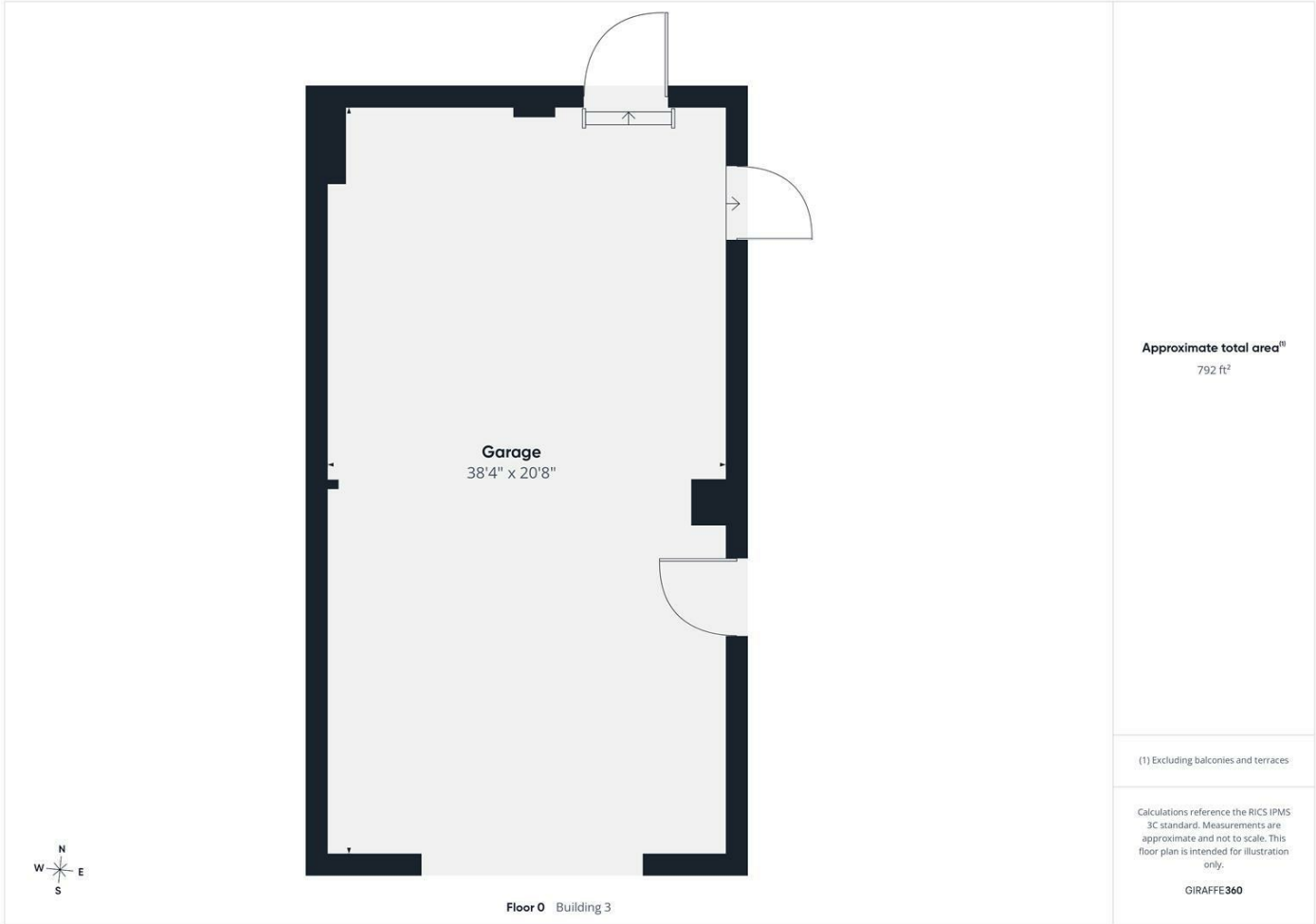
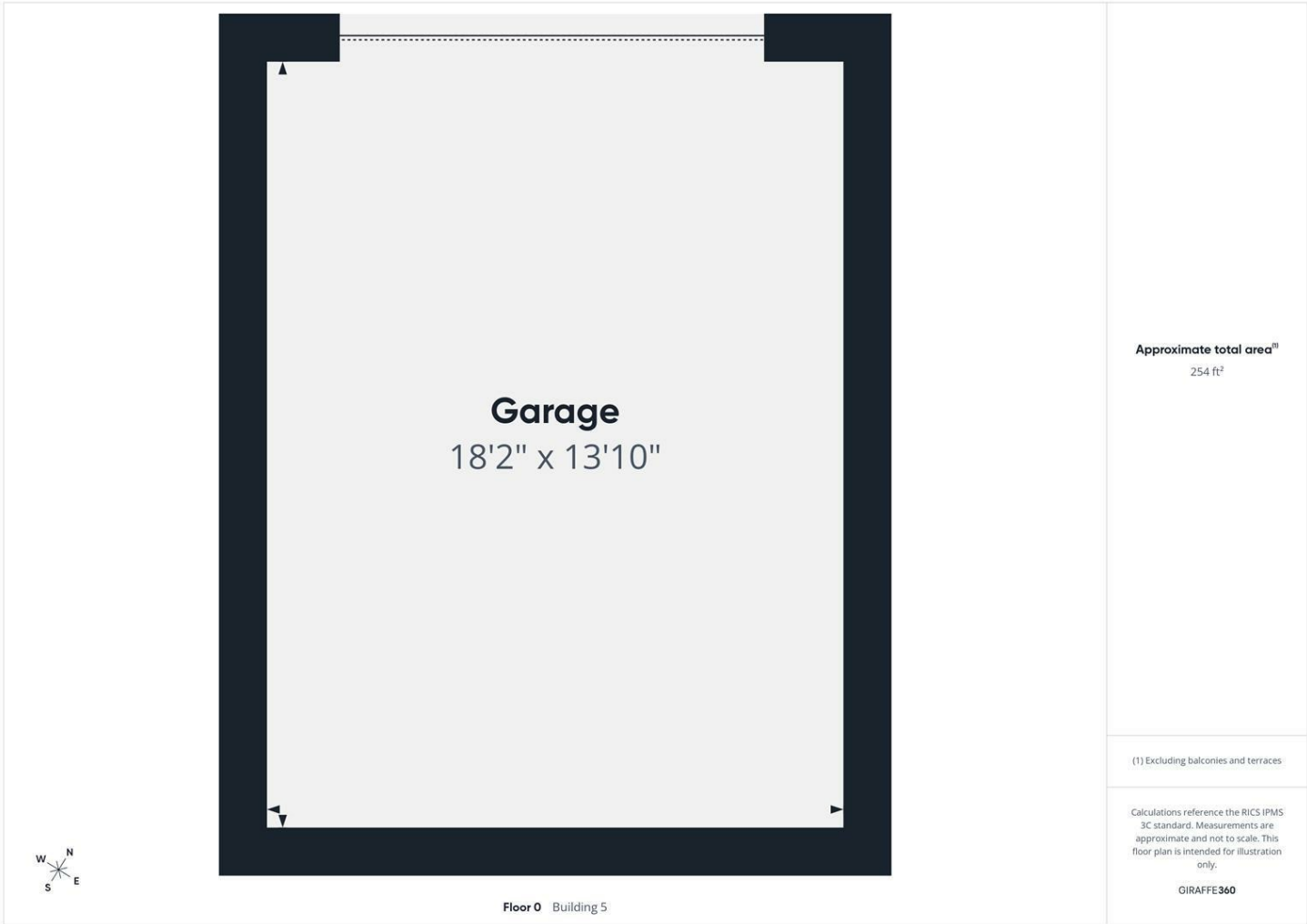
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street, at the junction turn left onto Quebec Road. Continue on this road, round the bend. Follow this road to the bottom and then at the junction turn right onto Mablethorpe Road (A1031). In Approx. 2 miles, on the bend, take your left hand turning onto Rotten Row. Continue down this road onto Mill road and then turn left onto Grove Road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

