



# CHOICE PROPERTIES

## *Estate Agents*

4 Stapes Garth,  
Louth, LN11 7FD

Price £325,000



Choice Properties are delighted to bring to market this stunning three bedroom (one ensuite) detached bungalow situated on Stapes Garth, located in the sought after countryside village of Grainthorpe. The beautifully presented property features large windows and generously sized rooms which create a bright and airy interior which includes three bedrooms (one ensuite), a spacious living room, a contemporary kitchen, a conservatory, and a family bathroom. To the exterior, the property benefits from a fully enclosed garden, outdoor storage space, and a driveway space for four vehicles. Early viewing is highly advised.

With the additional benefit of oil fired central heating and uPVC double glazing throughout, the generously sized internal living accommodation comprises:-

### **Hallway**

28'6 x 11'10 (to furthest measurement)

With composite entrance door. Internal doors to all rooms. Access to loft via loft hatch. Radiators. Power points. Telephone points.

### **Kitchen/Dining Room**

24'6 x 9'0

Fitted with a range of wall, base, and drawer units with work surfaces over. Large one and a half bowl stainless steel sink with mixer tap and drainer. Dual aspect uPVC windows. Space for range cooker with splashback and extractor hood over. Space for fridge freezer. Space for dishwasher. Plumbing for washing machine. Space for dining room table. Vertical flat panel radiator. Inset spot lighting. External door leading to driveway. Thermostat. Power points.

### **Living Room**

18'3 x 13'1

Spacious living room with uPVC window to side aspect. Log burner with tiled hearth. Two radiators. Power points. Tv aerial points. Telephone point. Double opening uPVC doors leading to conservatory.

### **Conservatory**

12'3 x 10'1

With uPVC windows to all aspects. Radiators. Power points. Pitched ceiling. Ceiling fan. French doors leading to rear garden.

### **Bedroom 1**

13'7 x 9'8

Double bedroom with large uPVC window to front aspect. Radiator. Power points. Tv aerial point. Internal door to ensuite shower room.

### **Ensuite Shower Room**

3'2 x 8'3

Fitted with a three piece suite comprised of a large fully tiled shower cubicle with traditional shower, a pedestal wash hand basin with single taps, and a low level wc. Fully tiled walls. Extractor. Radiator. Frosted window to side aspect.

### **Bedroom 2**

12'4 x 8'4

Double bedroom with uPVC window to rear aspect. Radiator. Power points.

### **Bedroom 3/Office**

8'11 x 8'11

Small double bedroom currently used as an office space. Radiator. Power points. Large uPVC window to rear aspect.

### **Family Bathroom**

5'1 x 8'3

Fitted with a three piece suite comprising of a large double ended panelled bath with chrome mixer tap and a rainfall and traditional shower attachment over, a wash hand basin with chrome mixer tap set over vanity unit, and a push flush wc. Heated towel rail. Waterproof panelled walls. Frosted window to side aspect.

## **Garage**

3'2 x 8'6

Reduced sized garage that now acts as an additional storage space that houses the consumer unit and oil fired 'Worcester' boiler. Power and lighting. Roller garage door.

## **Gardens**

The property benefits from a fully enclosed rear gardens with a mix of hedges and fences to the perimeter. The garden is predominantly laid to lawn but does feature a patio area ideal for outdoor seating. The garden is also home to a variety of mature plants, trees, and shrubs which add life and colour to the garden space. The rear garden further benefits from a range of outbuilding including garden sheds which provide additional outdoor storage space, and a summer house providing an ideal space for relaxation. The rear garden is also home two outdoor water taps, outdoor power, and the oil tank. There is also a laid to lawn front garden at the property with a stone footpath that leads to the entrance door.

## **Driveway**

Part paved, part gravelled driveway providing off the road parking for up to 4 vehicles.

## **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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, Alford - Tel 01507 860033.

## **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

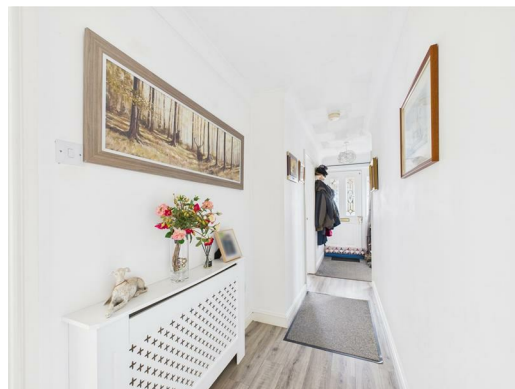
## **Making An Offer**

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.

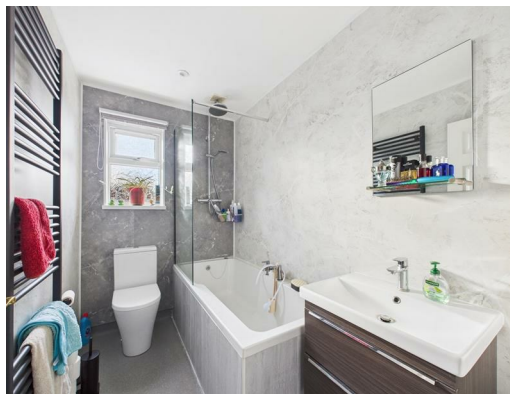
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.















Approximate total area<sup>m</sup>  
1099 ft<sup>2</sup>

(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

Exit Louth via Keddington Road and continue until you reach the village of Alvingham where you take your first left onto Yarburgh Road. Continue on this road for 1.5 miles then turn right onto King Street. Continue along for 3 miles then turn left on Conisholme Road. Continue for 900m then turn right onto Stapes Garth. The property can be found at the end of this road on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		77	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	61		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

