



Tupmarsh Wragholme Road Grainthorpe Louth LN11 7JD

£325,000

Council Tax Band C

JOHN TAYLORS  
EST. 1859

**A deceptively spacious detached bungalow which benefits from a modern interior and has flexible accommodation which includes three reception rooms, two good size bedrooms, kitchen and utility, bathroom and en-suite shower room. The property stands on a large plot of approximately 0.22 acres and is ideally positioned for the coast as well as having ample off street parking. EPC rating E. No onward chain.**

## Rooms

### Entrance Hall

With uPVC double glazed front entrance door leading to a spacious hallway, small fitted alcove cupboard with shelving over, electric consumer unit and meter, Karndean flooring, radiator & telephone point.

### Living Room

With fireplace having stone surround and hearth & housing a multi fuel stove. Bow shaped bay window having uPVC double glazing, two further uPVC double glazed windows to side elevation, TV aerial point, dado rail, radiator & Karndean flooring. Measurement into bay.

17'7" x 12' (5.4m x 3.68m)

### Dining Room

With bow shaped bay window having uPVC double glazing, T.V. aerial point, radiator, Karndean flooring. Door to Kitchen. Measurement into bay.

12'5" x 11' (3.83m x 3.36m)

### Kitchen

With fitted wall and base units with granite style work surfaces over, integrated electric hob with tiled splashback and extractor hood over, integral double oven, integrated drinks fridge, stainless steel sink with drainer board. 1 1/2 bowl stainless steel sink with drainer, mixer tap and hose attachment, part tiled walls, tiled floors, uPVC double glazed window to front and side elevations, spot lighting, uPVC door to patio and an integral door to garage. Door to pantry. Maximum width measurement.

15'8" x 11'3" (4.82m x 3.47m)

### Pantry

With fitted shelving and space for tall fridge freezer.

### Inner Hallway

With radiator, dado rail and coved ceiling.

### Utility

With fitted wall and base units with work surfaces over, ceramic sink with mixer tap and drainer, plumbing for dishwasher and washing machine, space for dryer, extractor fan, tiled flooring and uPVC double glazed window to rear aspect.

5'9" x 5'9" (1.8m x 1.81m)

### Conservatory

With uPVC double glazed windows & doors leading to rear courtyard, T.V aerial point, hip roof & radiators. This room is suitable for all year use.

11'9" x 8'3" (3.63m x 2.53m)

### Bedroom 1

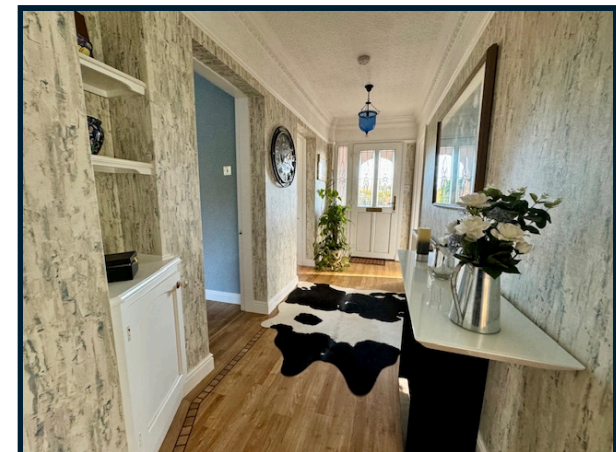
With uPVC double glazed window to side elevation, radiator, T.V. aerial point. Door to dressing room & door to:-

11'9" x 12'1" (3.65m x 3.69m)

### En-Suite

Fitted with a modern three piece suite comprising wash hand basin set over wooden effect vanity unit with mixer tap, large freestanding bath with shower attachment, radiator, wooden effect push flush W.C., part tiled walls with natural stone effect, chrome heated towel rail, spot lighting, extractor fan, Amtico flooring, uPVC double glazed window.

6'4" x 7'7" (1.98m x 2.36m)



### **Dressing Room**

With fitted shelving and railing, spot lighting, radiator, uPVC double glazed window to side elevation.

8'8" x 7'8" (2.71m x 2.4m)

### **Bedroom 2**

With uPVC double glazed window to rear elevation, radiator, Karndean flooring & coved ceiling. Minimum depth measurement.

10'4" x 9'9" (3.18m x 3.04m)

### **Shower Room**

With fitted modern three piece suite comprising wash hand basin set over vanity unit with mixer tap, walk in fully tiled timber effect rainfall shower and hand held shower combo, push flush W.C., tiled floor, part tiled walls, spot lighting, chrome heated towel rail/ radiator. Minimum depth measurement.

6'5" x 4'9" (1.99m x 1.5m)

### **Garage**

With power and lighting, electric roller garage door, access to loft space, integral door to kitchen, space for up to one vehicle.

9'8" x 19'6" (3m x 6m)

### **Gardens**

Situated on a corner plot of approximately 0.22 acre, the property benefits from garden space on three sides. To the rear of the property is a private paved block courtyard nestled in an exterior alcove to the property providing peace and privacy. This is also where the oil fired central heating boiler is located. To the side of the property is a pebble laid area with a paved footpath leading to the garden shed. To the front of the property is a sheltered patio area located in front of the garage as well a well proportioned laid to lawn garden area with a variety of foliage. The garden is enclosed to all perimeters via either hedging or fencing.

### **Driveways**

With two access gates (one from the main road, the other from a side lane) the large gravelled driveway acts as an in and out driveway with space for several vehicles.

### **Tenure**

Property is understood to be freehold.

### **Council Tax Band**

According to the government's online portal the property is currently in Council Tax Band C.

### **Services**

The property is understood to have mains water, electricity and drainage. Oil fired central heating.

### **Mobile**

We understand from the Ofcom website there is likely mobile coverage from Three and limited coverage from Vodafone, O2 and EE.

### **Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 9 Mbps and an upload speed of 0.9 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and an upload speed of 20 Mbps.

### **Please Note**

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### **Viewing Arrangements**

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

### **Thinking Of Selling?**

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



## GROUND FLOOR



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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