



The Cottage Buttgate Grainthorpe Louth LN11 7HR

£300,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

This delightful detached cottage, located on the edge of a peaceful village, offers a fantastic opportunity to acquire a spacious and character filled home. With no onward chain, this property is perfect for those looking to move in quickly and settle into a tranquil rural setting. The cottage boasts ample living space, with a welcoming interior that includes three good sized bedrooms, a cosy living room, a breakfast kitchen and a dining room/sunroom. The property also benefits from a modern external oil fired central heating boiler ensuring warmth and comfort throughout the seasons. The south-west facing garden provides a delightful outdoor space to enjoy the sun and is an ideal setting for dining alfresco or relaxing with family and friends. EPC rating TBC.

Rooms

Side Entrance Porch

With uPVC double glazed entrance door and side window, Victorian style tiled floor, coved ceiling, and timber inner door opening to the entrance hall.
4'4" x 9'8" (1.36m x 3m)

Hallway

With staircase to first floor landing and under stairs storage cupboard, radiator, uPVC double glazed window, telephone point, built-in cloaks cupboard.
9'8" x 13'9" (2.99m x 4.26m)

Lounge

With fireplace housing solid fuel stove, uPVC double glazed window to side elevations, coved ceiling, radiator and wood effect flooring.
18'2" x 13'8" (5.57m x 4.21m)

Dining Room

With uPVC double glazed patio doors, radiator, uPVC double glazed window, coved ceiling and wood effect flooring.
9'8" x 9'8" (2.99m x 3m)

Breakfast Kitchen

With a range of fitted wall and base units in cream and wood effect worktops over, PVC sink and drainer board, integrated fridge freezer, electric range cooker & extractor hood over, tiled splashback, uPVC glazed windows, radiator and wood effect flooring. 12' x 13'9" (3.66m x 4.25m)

Stairs To 1st Floor Landing

With access to roof space and uPVC double glazed window to half landing.

Bedroom 1

With built-in cupboard, radiator and coved ceiling.
11'5" x 12'8" (3.53m x 3.91m)

Bedroom 2

With uPVC double glazed window, radiator and coved ceiling.
11'5" x 12'7" (3.51m x 3.89m)

Bedroom 3

With radiator, uPVC double glazed window and coved ceiling.
6'3" x 10'7" (1.95m x 3.29m)



Bathroom

With modern suite comprising of a roll top Victorian style bath with telephone shower tap, vanity wash basin with illuminated mirror over, splash board lined shower cubicle housing mains fed shower with rain shower and handheld shower combo, Edwardian style heated towel rail/radiator, splash boarded ceiling, uPVC double glazed window and opening leading to toilet having close couple WC, uPVC double glazed window and heated towel rail.

6'4" x 10'4" (1.96m x 3.2m)

Outside

The property is accessed via timber gates opening to a concrete driveway providing ample off street parking. The garden to the side & rear of the property include shaped lawns, inset shrubs, PVC oil storage tank, timber shed, concrete patio area and a modern oil fired central heating boiler.

Double Garage

With timber up and over double garage doors, and pedestrian access door.

16'4" x 17'8" (5m x 5.43m)

Services

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

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 7 Mbps and an upload speed of 0.8 Mbps Superfast broadband is also available with a download speed of 76 Mbps and upload speed of 20 Mbps. Openreach is the available network.

Mobile

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

Council Tax Band

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

Tenure

The property is understood to be freehold.

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.





FLOORPLAN

John Taylors

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	0	0
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	