



# CHOICE PROPERTIES

*Estate Agents*

The Brambles Buttgate,  
Grainthorpe, LN11 7JW Price £475,000



It is a pleasure for Choice Properties to bring to the market this beautiful and bespoke four bedroom detached house, situated in the charming village of Grainthorpe, overlooking stunning open views to the front and rear. The property further benefits from two reception rooms, stylish open plan kitchen/dining room and sits proudly upon an attractive and well tended garden. Viewing is most highly advised to appreciate this impressive family home.

Offering generously proportioned rooms throughout with a desirable layout, the abundantly light and immaculately presented accommodation comprises:-

### **Hallway**

15'8" x 7'9"

Spacious hallway, staircase to the first floor with under stairs storage space, wall mounted thermostat controls, telephone point.

### **Reception Room**

15'8" x 16'10"

Light and airy reception room, open fire set into beautiful featured surround with tiled hearth and wooden mantle, TV Aerial point.

### **Snug**

10'11" x 11'11"

Feature fireplace set into surround with tiled hearth and wooden mantle.

### **Open Plan Kitchen/Dining Room**

11'1" x 28'11"

Fitted with a stylish range of wall and base units with worktops over, two bowl Belfast sink unit with stainless steel mixer tap, range cooker with featured extractor over, space for fridge/freezer, integrated dishwasher, inset spotlights to the ceiling, dual aspect windows, multi-fuel fire set into tiled surround, open plan to:-

### **Sun Room**

9'11" x 11'1"

Velux windows, French double opening patio doors leading onto the attractive rear garden, open plan with Kitchen/dining room.

### **Utility Room**

11'1" x 8'0"

One bowl sink unit with drainer and stainless steel mixer tap, boiler and programming controls, pedestrian door to the rear aspect leading into the garden, doors to w.c. and store room.

### **Store Room**

4'5" x 11'11"

Ample space for further appliances including tumble dryer, fridge and freezer, shelving providing plenty of storage space, built in cupboards.

### **WC**

Fitted with a two piece suite comprising w.c., pedestal wash hand basin with single taps, featured panelling.

### **Landing**

17'11" x 6'8"

Doors to all bedrooms and family bathroom.

### **Bedroom 1**

12'6" x 16'10"

Remarkably spacious bedroom overlooking beautiful open views to the front aspect, built in wardrobes, door to:-

### **En-suite Bathroom**

6'9" x 7'11"

Fitted with a three piece suite comprising panelled bath with mains shower attachment over, pedestal wash hand basin with single taps, w.c., featured panelling.

### **Bedroom 2**

14'0" x 13'5"

Spacious double bedroom overlooking beautiful views to the front.

### **Bedroom 3**

11'11" x 13'5"

Spacious double bedroom overlooking views to the rear, built in storage wardrobes.

## **Bedroom 4**

8'0" x 9'0"

Spacious single bedroom or ideal office space.

## **Family Bathroom**

13'5" x 8'8"

Fitted with modern and stylish four piece suite comprising panelled bath with single taps, large walk in shower cubicle with mains Waterfall shower over, w.c., built in storage, featured panelling.

## **Driveway**

Spacious gravelled driveway providing off road parking for several vehicles including a caravan/motorhome.

## **Workshop**

15'00" x 14'11"

Spacious workshop with power and lighting, lending itself to numerous uses.

## **Studio**

11'00" x 7'00"

Beautiful bricked studio with power and lighting, ideal for multiple purposes.

## **Garden**

To the rear of the property you will find the most attractive and well tended garden which is mainly laid to lawn and privately enclosed with bricked walls and timber fencing to the boundaries. The borders are adorned with a variety of well established plants and trees throughout. There are also several paved patio seating areas, which are ideal for relaxing in the sun or Alfresco dining. There are raised planters to the side of the house with an array of colourful shrubbery. The front garden is laid with gravel but features an attractive wildlife pond with plants and trees to the borders.

## **Tenure**

Freehold

## **Viewing arrangements**

By appointment through Choice Properties on 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.

## **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

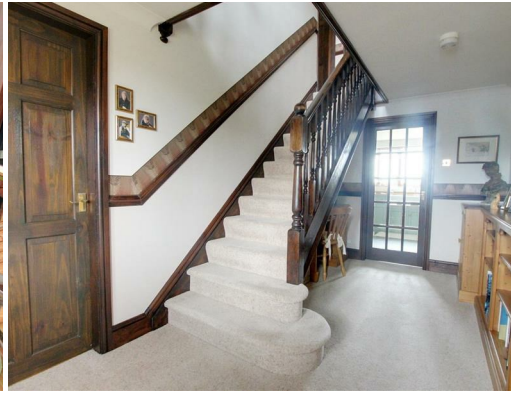
Tel. No. 01507 601 111

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 E.

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.













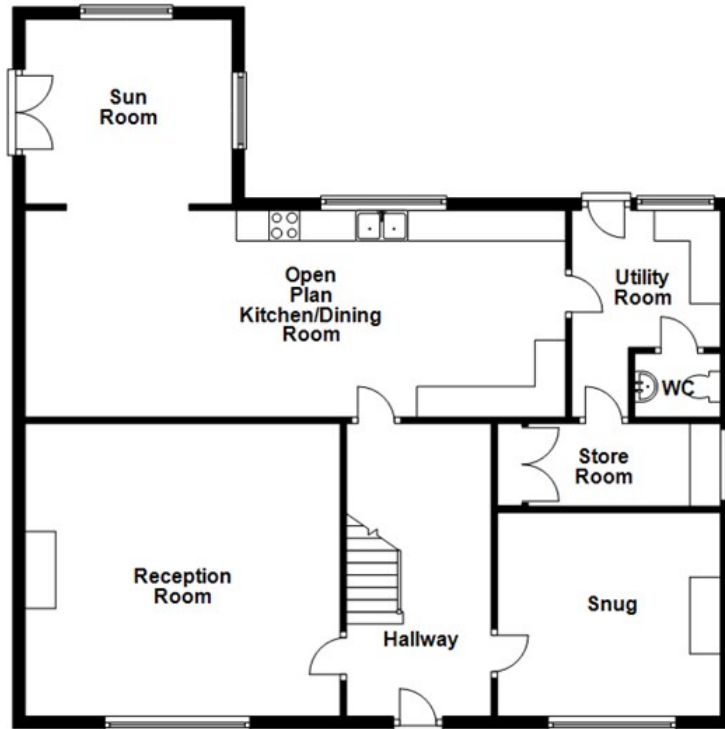




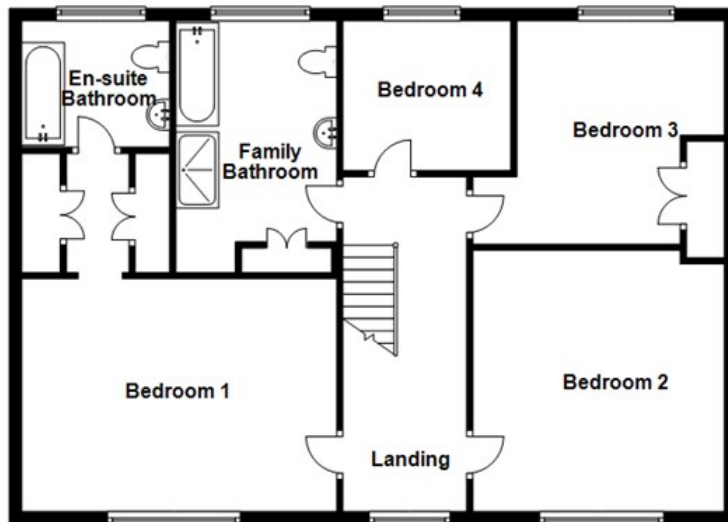




Ground Floor



First Floor



# Directions

Use postcode 'LN11 7JW' to find this property.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

