



**ELLAND WAY, GRAINTHORPE, LOUTH**  
**GUIDE PRICE £465,000**



TES Property is delighted to offer for sale this exclusive detached bungalow offering a high specification throughout. Located in the heart of the popular village of Grainthorpe within easy reach of both the coast and the popular market town of Louth with all its local amenities.

Internally the property consists of an open plan kitchen living area, utility, three spacious bedrooms with an en suite off the master, bathroom, lobby and separate W.C.

The property is fronted with a driveway which leads down to a single attached garage. There are front and rear gardens and a patio area to the rear.

Viewing is highly recommended to appreciate what this lovely property has to offer.



## Location - Grainthorpe

Grainthorpe is a small village situated approximately 9 miles from Louth, 40 miles from Lincoln and 3 miles from the Lincolnshire coast.

There are a couple of amenities, including a junior school, Lenton Bakery at Grainthorpe Mill, Appleby Ice Cream parlour and a village hall with playing fields which hosts events including breakfast and coffee mornings and fitness classes as well as annual general meetings.

There are some pleasant walks nearby including Grainthorpe Haven Walk which is a walk from the village across the arable landscape to the coast with small areas of woodland and a network of drainage ditches, there is a wide variety of wildlife in the area too.

## OPEN PLAN KITCHEN DINER

18'4" x 30'10" (max)

## BEDROOM 1

20'6" x 20'8"

## EN SUITE

4'9" x 11'3"

## BEDROOM 2

18'1" x 9'0"

## BEDROOM 3

13'3" x 10'0"

## BATHROOM

13'3" x 6'2"

## UTILITY

12'8" x 9'9" (max)

## LOBBY

7'6" x 9'9"

## GARAGE

9'9" x 20'6"

## UPGRADES

Upgrade options are available to include electric car charging points and solar panelling at an additional charge.

## ACCOMMODATION

Built by The Harley Flynn Group, a family run property development company. The Poors End development offers twelve exquisite residential properties all finished to a very high standard throughout.

## Tenure

The property is believed to be freehold and we await solicitors confirmation.

## Services

Some mains services are believed to be connected including underfloor heating. The agents have not tested or inspected any of these services or service installations and purchasers should rely on their own survey.

## Brochure Prepared

October 2023.

## Viewings

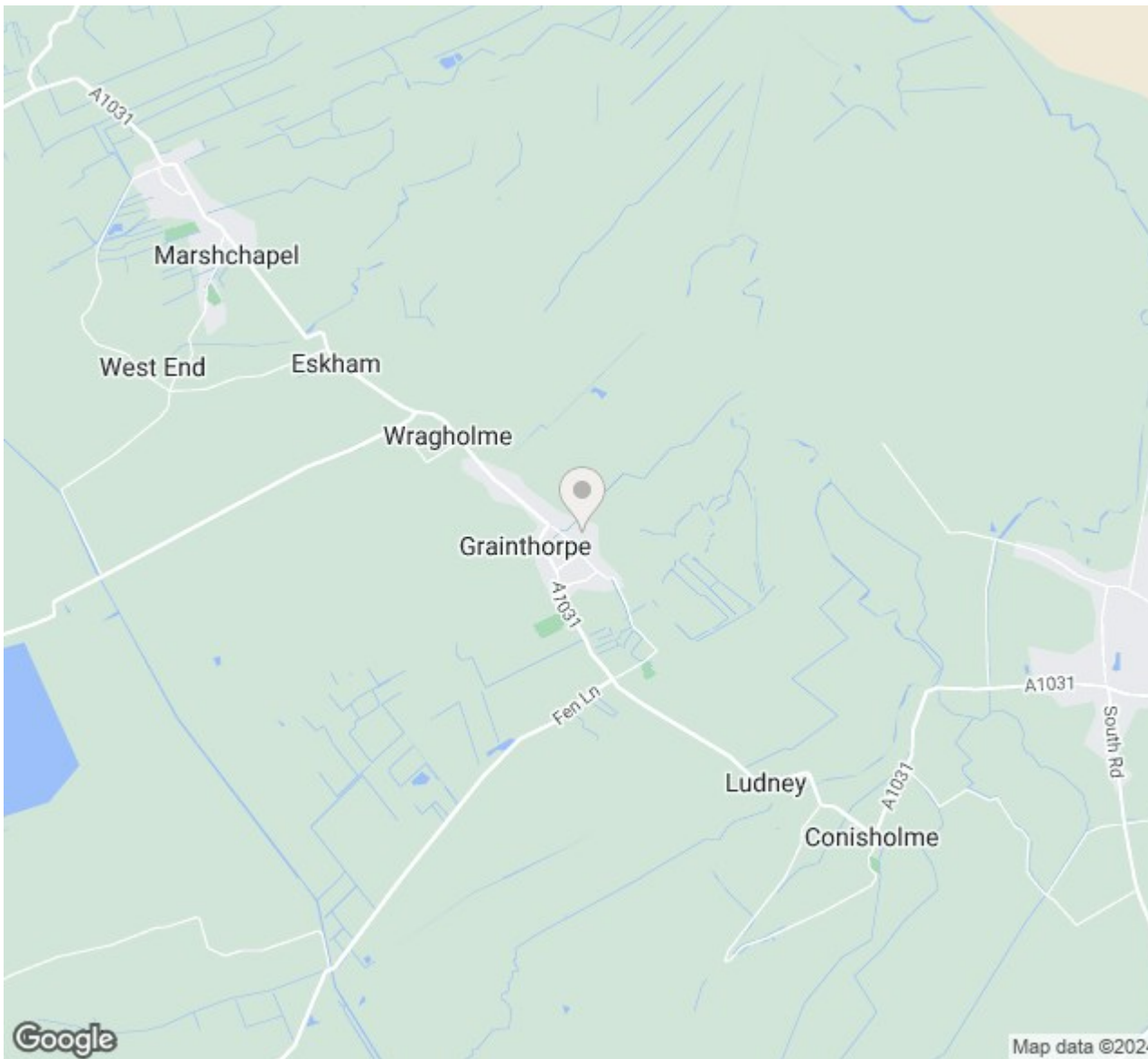
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

## Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm





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

To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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