



SIDDOR, HIGH STREET,
GRAINTHORPE, LN11 7JA

Masons
EST. 1850

ABOUT SIDDOR....

A deceptively spacious and versatile semi-detached house in the popular coastal village of Grainthorpe. Greatly improved by the current vendor to provide modern living comprising Lounge, Kitchen, two ground floor bedrooms and shower room while to the first floor is the master suite with double bedroom, shower room and walk in wardrobe. Externally the long driveway leads to detached garage with smart gardens front and rear creating a superb ready to move into home.

Directions

From Louth take the Brackenborough Road and follow the road out of town to the village of Yarburgh. At the T-junction, turn left and then take a right turn along King Street; again follow the lane all the way to Grainthorpe village. After the primary school on the left, at the crossroads carry straight on along Church Lane and then follow the lane around to the village centre where it becomes High Street. The property will be found on the right side.



ACCOMMODATION

The Property

We estimate that this semi-detached house with first floor dormer to the rear roof slope was constructed during the 1980's. The property has traditional brick faced cavity walls beneath a main pitched, concrete tiled roof and the original windows have been replaced with uPVC-framed, double-glazed units. Heating is by an oil-fired central heating system.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Entrance hall

Part glazed composite door with window to side into spacious hallway with staircase leading to 1st floor and cupboard to side with shelving. Tiling to floor.

Lounge

Spacious reception room at the front with large window and fireplace with electric coal effect inset fire and wood effect flooring.





Kitchen

A recently fitted kitchen comprising smart base and wall units with white matt finish and chrome handles, marble effect rolltop laminated worksurfaces with attractive tiling to splashback. Inset one bowl ceramic sink. Neff built in single electric oven and four ring induction hob above with built-in chimney hood. Grey tiling to floor and chrome heated towel rail. Space for large fridge freezer.

Bedroom 2

Double bedroom with window overlooking the rear garden, built in wardrobes to side and having carpeted floor.

Dining room/Bedroom 3

Positioned at the front, making a bedroom or dining room with wood effect flooring and electric consumer unit to wall.

Shower room

Having a corner shower cubicle with thermostatic mixer, wash hand basin with cupboard below and cupboard above with mirrored doors, back to wall WC. Frosted glass window to side and chrome heated towel rail. Walls having glitter effect panelling making low maintenance cleaning and wood effect floor and extractor fan to wall.

First floor landing

Having carpeted stairs with timber banister and door into large walk in wardrobe fitted with shelving and hanging rails.

Master bedroom

Generous double room with window overlooking rear carpeted floor and door into;

Ensuite

Large corner shower cubicle with electric unit and tiling to all wet areas. Low-level WC and wash handbasin with storage cupboard below. Storage unit above with mirrored doors, chrome heated towel rail and extractor fan to wall. Part sloping ceiling with skylight having fitted blind.

Outside

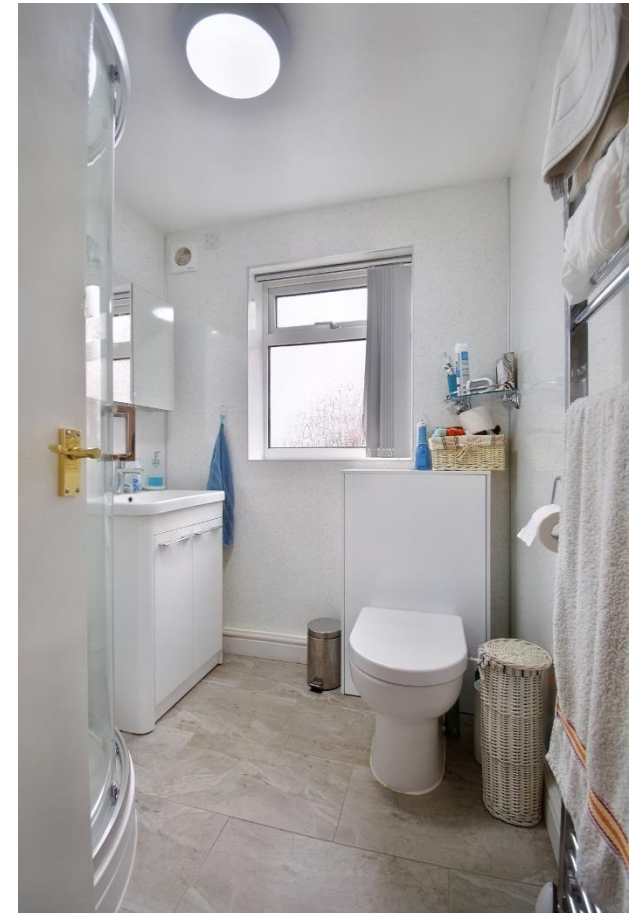
The property offers ample off street parking with driveway leading to garage with bushes to front and having a grassed area with a brick side boundary wall, outside light. Firebird external oil fired boiler and timber gate leading to rear garden.

Rear garden

Large paved area, ideal for alfresco dining with Central grass area and well kept planted borders with mature bushes and shrubs. High level fencing to all boundaries. Outside light, tap and power points while to the rear of the garage is the oil storage tank.

Garage

Brick construction complimentary in design to the main dwelling, up and over door to front with further side pedestrian door, light and power provided with plumbing for washing machine and tumble dryer.





Viewing

Strictly by prior appointment through the selling agent.

Location

Grainthorpe is a rural village situated in the coastal area of Lincolnshire but still some 3 miles or so from the seashore. The market town of Louth is around 7 miles inland and has numerous individual shops, supermarkets, theatre, cinema, sports clubs, primary and secondary schools/academies and scenic parks. Grainthorpe is listed in the 1086 Domesday Book as Germundtorp with 28 households and there was a mediaeval saltern at the hamlet of Wragholme. The village has its own primary school and village hall. The playing fields consist of a tennis court, football pitch and cricket pitch. The larger village of North Somercotes is around 3.5 miles to the south and has two public houses,



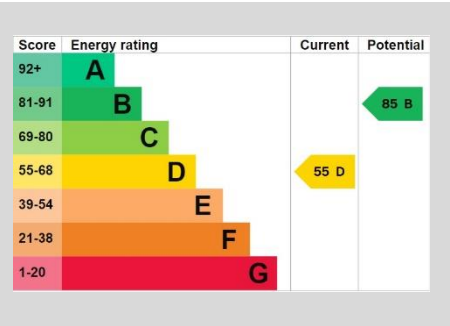
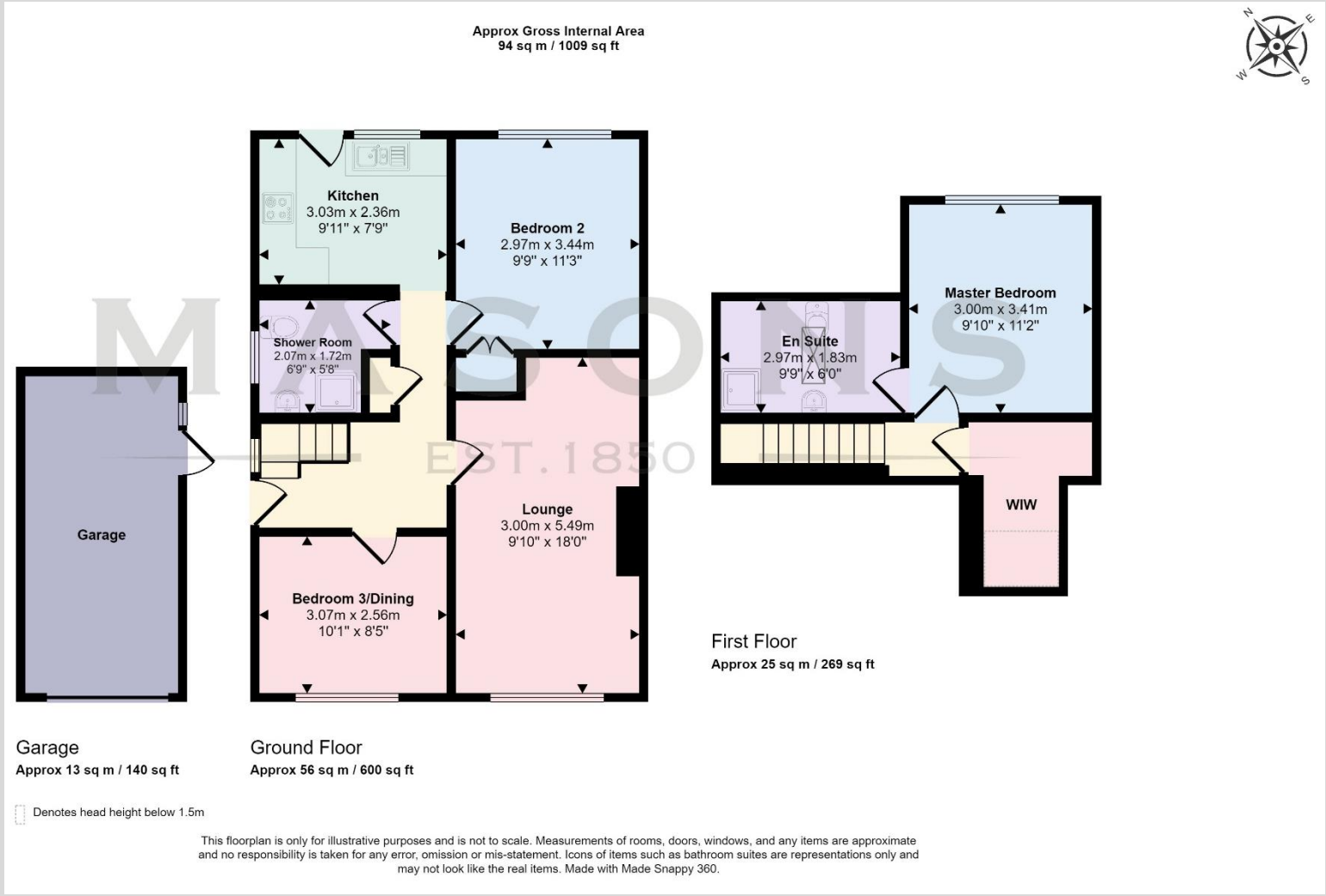
takeaway food shops, supermarket, primary school and secondary academy together with a leisure centre on the southern fringe.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.



FLOORPLANS AND EPC GRAPH



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