



20 Carters Garth Close Grainthorpe Louth LN11 7HT

£160,000

Council Tax Band A

JOHN TAYLORS  
EST. 1859

**An ideal opportunity to acquire a spacious and affordable three bedroomed terraced house in the popular village of Grainthorpe. The property fronts onto the High Street with access to its single garage via Carters Garth Close. The property offers generous size rooms, uPVC double glazing and benefits from no onward chain.**

## **Rooms**

### **Front Entrance Porch**

With composite double glazed front entrance door and uPVC double glazed inner door opening to staircase lobby area.

### **Lounge**

With feature fireplace having Minster style fire surround, granite hearth and housing an electric fire, uPVC double glazed window, radiator, coved ceiling and uPVC double glazed sliding patio door. Measurements into chimney recess.

17'8" x 11'9" (5.44m x 3.65m)

### **Kitchen Diner**

This large kitchen diner has a fitted kitchen which comprises of base cupboards and drawers, granite effect worktops and splash backs, stainless steel sink and draining board, integrated Beko electric oven and hob having extractor stainless steel cooker hood over, space for washing machine, uPVC double glazed window to front and rear elevations, tiled floor, radiators and a uPVC double glazed back door opening to rear porch. Width measurement narrowing to 3.08m  
16'1" x 13'5" (4.93m x 4.14m)

### **Rear Entrance Porch**

With tiled floor, uPVC double glazed window, uPVC double glazed rear access door and Worcester oil fired central heating combi boiler and timer control.



### **Stairs to first floor landing**

With access to roof space, portal window and built-in storage cupboard.

### **Bedroom 1**

With uPVC double glazed window, radiator and recess wardrobe space.

12' x 10'3" (3.67m x 3.15m)

### **Bedroom 2**

With uPVC double glazed window, radiator. and telephone point.  
11'9" x 9'6" (3.65m x 2.94m)

### **Bedroom 3**

With radiator and uPVC double glazed window.  
8'9" x 8' (2.73m x 2.44m)

### **Bathroom**

Fitted with a modern white three piece suite which comprises of panel bath with Triton electric shower over, wash basin, WC, chrome heated towel rail/radiator, tiled walls, uPVC double glazed window and built-in storage cupboard.

7'5" x 5'5" (2.29m x 1.68m)

### **Outside**

The front garden is mostly laid to lawn and accessed via High Street and includes a concrete footpath and flower bed, all enclosed with hedges and timber fencing. The rear garden is again is mostly laid to lawn and includes a raised timber decked patio, concrete footpath, PVC oil storage tank and a prefabricated concrete and probably asbestos garage with hard standing beyond and access via Carters Garth Close.

### **Services**

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

### **Tenure**

The property is understood to be freehold.

### **Council Tax Band**

According to the government online portal, the property is currently in council tax band A.

### **Mobile**

We understand from the Ofcom website there is good mobile coverage from EE and Three and Vodafone.

### **Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a max download speed of 8 Mbps and an upload speed of 1 Mbps. There may be fixed wireless access as an alternative.

### **Buyer Identity Checker**

Please note that prior to acceptance of any offer, John Taylors are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

### **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.

### **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.

### **Thinking Of Selling?**

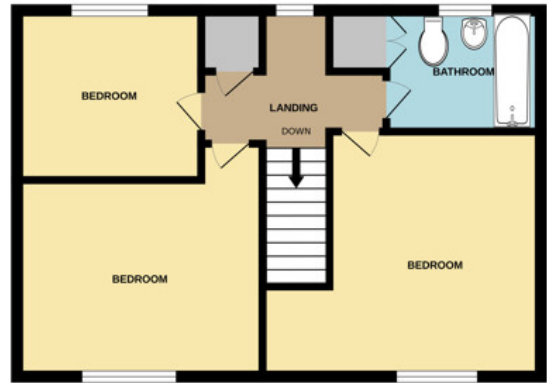
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.  
 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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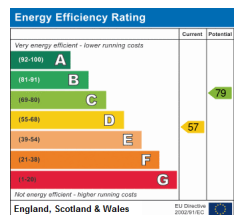
**John Taylors**

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com



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.