



Alba Court Wragholme Road Grainthorpe Louth LN11 7JD

£298,000

JOHN TAYLORS
EST. 1859

Set within a generous plot of approximately 0.38 acres, this impressive detached bungalow enjoys far reaching open views across surrounding countryside, offering a wonderful sense of space. The property provides well proportioned accommodation throughout and is filled with natural light. A particular feature of the home is the bright and spacious kitchen, which enjoys an attractive outlook over the gardens and surrounding landscape, creating a pleasant and welcoming environment for everyday living. The property offers flexible accommodation and benefits from both a bathroom and a separate shower room, providing added convenience for family living or visiting guests. Externally, the property sits within beautifully sized gardens, offering plenty of space for outdoor enjoyment , gardening or further potential landscaping. A large timber workshop within the grounds provides excellent space for hobbies, storage or potential workspace. EPC rating D.

Location

Grainthorpe is a small, peaceful village located on the the Lincolnshire coast with it's sandy beaches and offers an attractive rural lifestyle surrounded by countryside and big Lincolnshire skies. With a small population, the village has a friendly and welcoming community feel, making it particularly appealing to those seeking a quieter pace of life away from the bustle of larger towns.

It's setting close to the Wolds Area of Outstanding Natural Beauty provides excellent opportunities for walking, cycling and enjoying the surrounding countryside. Despite its rural setting, Grainthorpe benefits from a parish church, local garage and an active village hall, which hosts a range of community events throughout the year. Further amenities can be found at the nearby village of North Somercotes as well as the market towns of Louth and Alford both within easy reach, offering supermarkets, independent shops, cafés, schools and healthcare facilities.

Rooms

Entrance Hall

A spacious entrance hall with uPVC double glazed front door and recessed porch, radiator, central heating control panel, access to roof space with pull down ladder and partly boarded loft space, built-in storage cupboards.

Lounge

With Victorian style fireplace having ornate surround and cast-iron grate with tiled slips, Parquet wood block flooring, coved ceiling and decorative moulding, large uPVC double glazed window, radiator and uPVC double glazed patio doors leading to rear garden.

15'9" x 13'9" (4.86m x 4.24m)

Dining room

With wood effect flooring, radiator, coved ceiling, uPVC double glazed window and rear access door. 12'4" x 10'9" (3.78m x 3.33m)



Kitchen

With modern fitted kitchen units comprising of high gloss wall and base cupboards & drawers , worktops over, stainless steel sink having mini sink and drainer board, integrated electric oven, induction hob and extractor hood over, fridge, & dishwasher, tiled splash backs, bow shaped uPVC double glazed window to front elevation and further uPVC double glazed window to side elevation, uPVC door glazed side entrance door, recess spotlights, kickboard fan heater. 13'7" x 12'8" (4.2m x 3.92m)

Bedroom 1

With radiator, uPVC double glazed window, coved ceiling. 14'7" x 10'7" (4.5m x 3.29m)

Bedroom 2

With uPVC double glazed window, radiator, coved ceiling. Maximum width measurement. 2'4" x 10'9" (3.79mx3.35m).

Bedroom 3

With uPVC double glazed bow shaped window, radiator, electric consumer unit, coved ceiling. 'L' Shape room 9' 8" x 6'1" (3.00 m x 1.88 m) & 4'5" x 3'2" (1.4m x 1m)

Bathroom

With white suite comprising of a panelled bath with telephone shower tap, wash basin, close couple toilet, tiled walls, fitted mirror and light over, radiator, uPVC double glazed window. 7'6" x 7' (2.33m x 2.16m)

Shower Room

With large shower cubicle having mains fed shower, wash basin, close couple toilet, heated towel rail/radiator, tiled walls, uPVC double glazed window, built-in mirror fronted bathroom cabinet and wall light over, extractor fan. Maximum depth measurement. 8'3" x 5'5" (2.54m x 1.69m)

Outside

The property stands on a plot of approximately 0.38 acres and enjoys open views and comprises of spacious lawns, concrete driveway, flower and shrub borders and a large timber store/warehouse (5.94m x 3.00 m) which has power. At one end of the bungalow there is also an external utility room (3.98 m x 1.60 m) which houses the oil fired central heating boiler and has plumbing for a washing machine.

Services

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

Tenure

The property is understood to be freehold.

Mobile

We understand from the Ofcom website there is 70% coverage from EE, 71% from O2, 65% from Vodaphone and 63% from Three.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 13 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Ultrafast download speed 1000 Mbps and upload speed 1000 Mbps. Openreach and quickline are the available networks.

Council Tax Band

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



GROUND FLOOR
1219 sq.ft. (113.2 sq.m.) approx.

OUTBUILDING
191 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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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