



2 Poores End

Grainthorpe

M A S O N S
— SINCE 1850 —

2 Poors End

Grainthorpe, LN11 7JB



Charming two-bedroom mid-terrace cottage

Sought-after village location

Spacious lounge with multi-fuel burner

Kitchen diner with garden access

Two double bedrooms

Enclosed rear courtyard garden

uPVC double glazing throughout

An excellent opportunity to acquire this charming two-bedroom mid-terrace cottage, ideally situated in the sought-after village of Grainthorpe. The property offers well-proportioned living accommodation, comprising an entrance porch, a spacious lounge featuring a multi-fuel burner, and a kitchen diner to the rear. To the first floor are two generous bedrooms and a family bathroom. Externally, the property benefits from a delightful courtyard garden to the rear and a small garden to the front. The home is presented in good, clean condition throughout and benefits from uPVC double glazing and doors. Additionally, the property has up-to-date electrical certification and a solid fuel heating system, with the multi-fuel burner in the lounge supplying heat to a water cylinder located in one of the bedrooms.

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Ground Floor

A uPVC entrance door opens into the porch, leading through a timber door into the spacious lounge. The lounge features a bay window, carpeted flooring, exposed ceiling beams, and a multi-fuel burner, creating a cosy focal point. A staircase provides access to the first floor.

A glazed door leads through to the kitchen diner, fitted with a range of base units, worktops, and a sink, with tiled splashbacks. There is space for a free-standing Beko electric cooker. The room is finished with wood-effect flooring and a part-glazed door providing access to the rear garden.





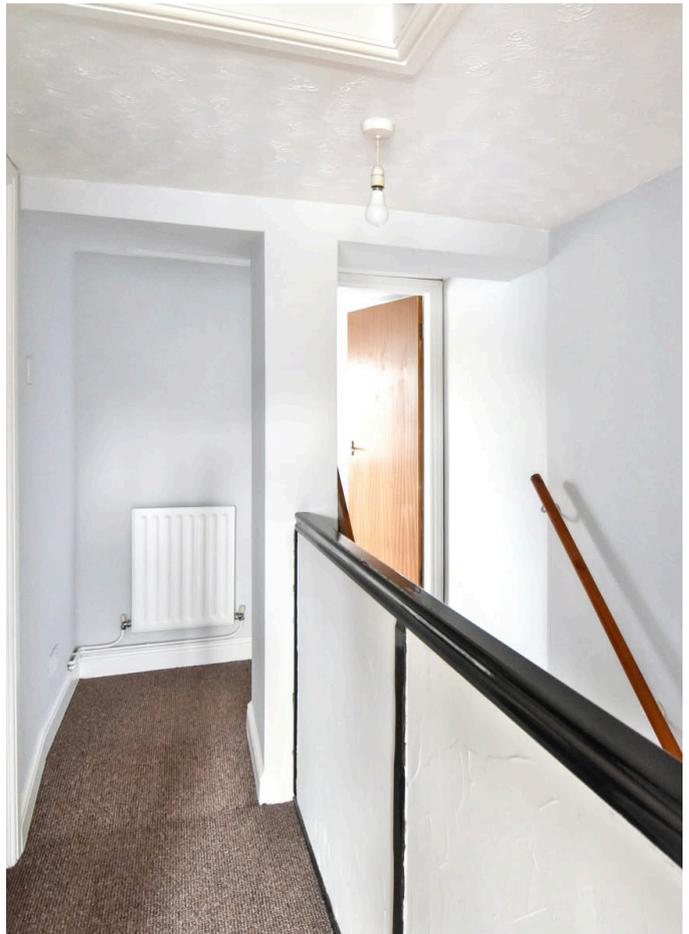


First Floor

The landing has a carpeted floor and access to the loft space. The principal bedroom is a generous double, positioned to the front of the property, featuring large windows and a bright, airy feel.

Bedroom two is a smaller double, with fitted wardrobes to the side, which also house the hot water cylinder, and enjoys views over open countryside to the rear.

The family bathroom is centrally located and fitted with a low-level WC, wash hand basin, and panelled bath with an electric shower over. There is tiling to wet areas, useful shelving to an alcove, and wood-effect flooring.







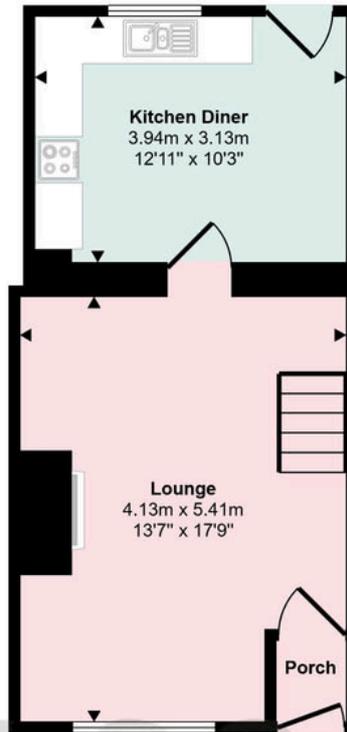
Outside

To the front of the property is a small garden enclosed by a brick boundary wall with a pedestrian gate. Opposite the property, there is an area of hardstanding which has traditionally been used for parking, although it does not form part of the title.

To the rear is a delightful courtyard garden with hedged boundaries and a patio area, ideal for al fresco dining. There is also gated access through a neighbouring garden.

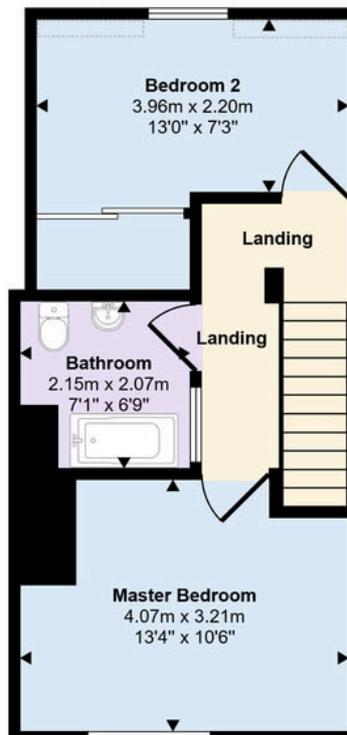


Approx Gross Internal Area
73 sq m / 786 sq ft



Ground Floor
Approx 37 sq m / 393 sq ft

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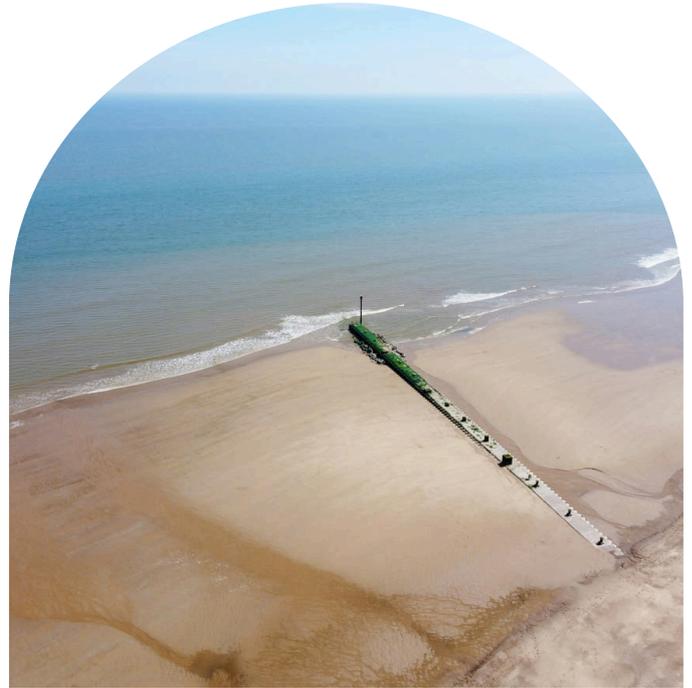
First Floor
Approx 37 sq m / 393 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

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

Grainthorpe

Charm by the Coast



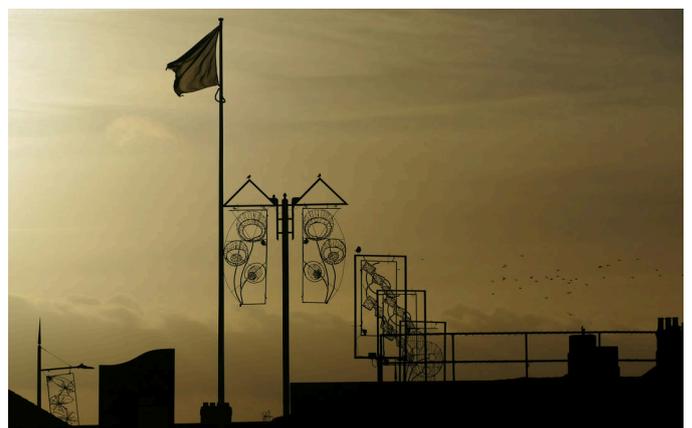
Grainthorpe is a small country village approximately 1 mile from the Lincolnshire coast and around 8 miles from the market town of Louth. The coastal resort of Cleethorpes and the larger business centre of Grimsby are approximately 12/13 miles to the north.

The parish church is a Grade I Listed building dedicated to St Clement and dating from 1200, with later alterations, additions, and restorations. Pathways lead out from the churchyard and other areas of the village across the open countryside surrounding.

The village has a primary school, village hall and a small local bakery providing artisan bread. There is a vibrant village community and each year Grainthorpe enjoys an Arts and Crafts Fair, a Tractor Rally and a Mayday Celebration. Across the road from Hall Croft and through the trees are playing fields with a tennis court, cricket pitch and football pitch. Grainthorpe is listed in the 1086 Domesday Book as "Germundtorp", with 28 households. There was a medieval saltern at the hamlet of Wragholme.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

Services Connected

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.

Tenure

Freehold

Location

What3words: ///choppers.likes.list

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 then follow the lane all the way to Grainthorpe village. After the primary school on the left, at the crossroads go straight on along Church Lane and then follow the lane around to the village centre where it becomes High Street. Continue for a short distance and take the right turning into Poors End, then take the first left along the side lane and the property is on the right.

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, carpets 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.

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