



Micklegarth

Grainthorpe

M A S O N S

— SINCE 1850 —

Micklegarth

Mill Lane, LN11 7HU



Detached family home

Three double bedrooms

Large plot, with generous garden

Quiet village location

Extensive parking

Double garage

Modern kitchen diner

Occupying a generous plot and offering spacious accommodation throughout, this impressive three-bedroom property provides an excellent opportunity for those seeking a home with both versatile internal living space and substantial outside areas. All three bedrooms are well-proportioned doubles, providing comfortable accommodation for families, guests or those requiring additional space for working from home.

At the heart of the home is a spacious kitchen diner, creating an ideal setting for everyday family life as well as entertaining. The property further benefits from two bathrooms as well as a private en-suite W/C to the principal bedroom, providing both practicality and convenience.

Externally, the property continues to impress, enjoying extensive parking with ample space for multiple vehicles, alongside the added benefit of a double garage. Set within a substantial plot, the property boasts generous garden space, offering plenty of room for outdoor entertaining, family enjoyment and further landscaping.

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The welcoming entrance hallway provides a practical central point to the ground-floor accommodation, with access to the kitchen, lounge and a convenient downstairs shower room. Stairs rise to the first floor, where the remaining accommodation can be found, creating a well-connected and functional layout throughout the property.



The lounge is a generously proportioned reception room featuring a gas fire as a focal point. Open plan to the adjoining dining area, this space offers flexibility for a range of uses and could equally accommodate a home office or additional seating area. The conservatory provides a further reception space, allowing for plenty of natural light and offering access to, as well as views over, the garden.







The kitchen is well positioned at the heart of the home and incorporates a designated dining area, providing ample space for everyday dining and entertaining. A central island houses the kitchen sink and offers pleasant views across the generous rear garden. The kitchen further benefits from an electric oven, while sliding French doors open directly onto the newly laid patio area, creating a practical connection between the internal accommodation and outdoor space. The kitchen was installed in 2015, with the fridge/freezer and dishwasher being included.



Flowing from the kitchen is a spacious utility area, offering excellent versatility with the added benefit of a gas hob, providing an alternative cooking option depending on individual preference. The utility provides ample space for white goods, alongside additional kitchen storage, making it a practical extension of the main kitchen. From here, there is further access to the separate boiler room.







The principal bedroom is a generously proportioned double room, offering ample space for a range of bedroom furniture and creating a comfortable and practical retreat within the home. The room benefits from fitted wardrobes, providing excellent built-in storage, while two matching drawer units are also included as part of the sale, offering further convenience for the next owners.

Completing the accommodation is a modernised en-suite, fitted with a W/C and providing the added benefit of private facilities directly from the bedroom. Together, the generous proportions, fitted storage and en-suite facilities make this a well-appointed principal bedroom.

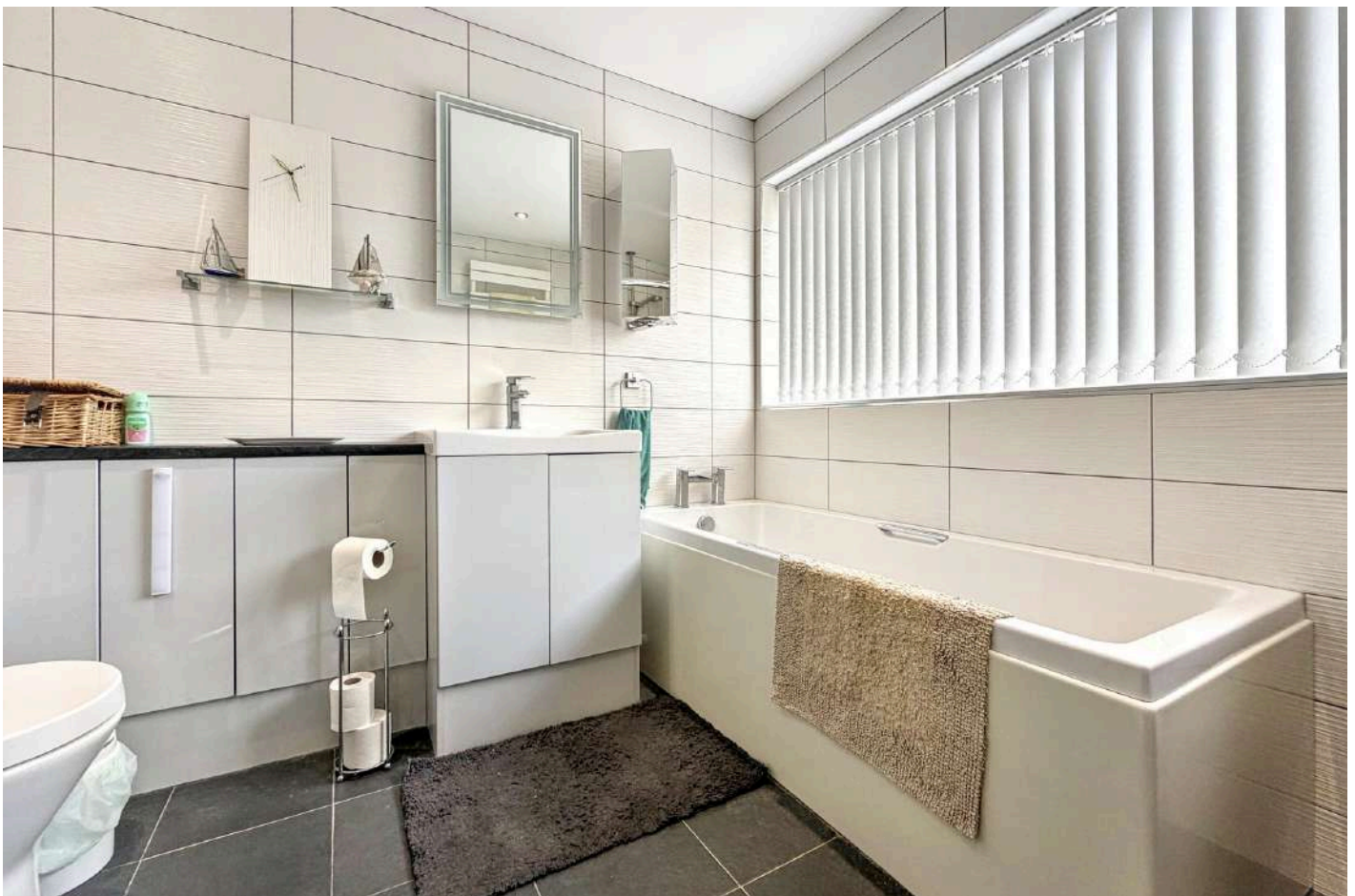
The second bedroom is another well-proportioned room, offering generous accommodation and plenty of flexibility for a range of furniture arrangements. Large windows allow an abundance of natural light to fill the space, creating a bright and airy feel while further enhancing the overall sense of space. This room would comfortably accommodate a double bed along with additional bedroom furniture, making it ideal for family members or guests.



The third bedroom is also a double room and is currently utilised as a hobby room, highlighting the flexibility of the accommodation and the range of uses the space can offer. Fitted wardrobes provide useful built-in storage and are included within the sale, while the room remains large enough to comfortably accommodate a double bed and additional furniture should it be required as a bedroom.



The first-floor accommodation is completed by the family bathroom, which has been finished to a modern standard and provides both a large bath and a separate walk-in shower suite. The layout offers a practical combination of facilities for everyday use and complements the additional en-suite and ground-floor shower room within the property.





Externally, the property occupies a generous plot with extensive garden space, offering plenty of room for a variety of outdoor uses. A newly laid patio area provides a practical space for outdoor seating and entertaining, with the garden extending beyond towards an orchard at the far end of the plot.

The garden further benefits from two substantial greenhouses, both of which are included within the sale. The larger greenhouse measures approximately 10ft x 20ft and is accompanied by water butts, fed directly from the greenhouse roof, while the mains-fed hose pipe provides further convenience for watering. The second greenhouse measures approximately 6ft x 8ft, offering additional growing space. Together with the orchard and generous garden, the outside space provides excellent potential for those with an interest in gardening and growing their own produce.







Towards the end of the garden is an established orchard, home to a variety of mature fruit and nut trees, including apple, plum, cherry and walnut. This area adds further interest to the outside space and will particularly appeal to those with an interest in growing their own produce.



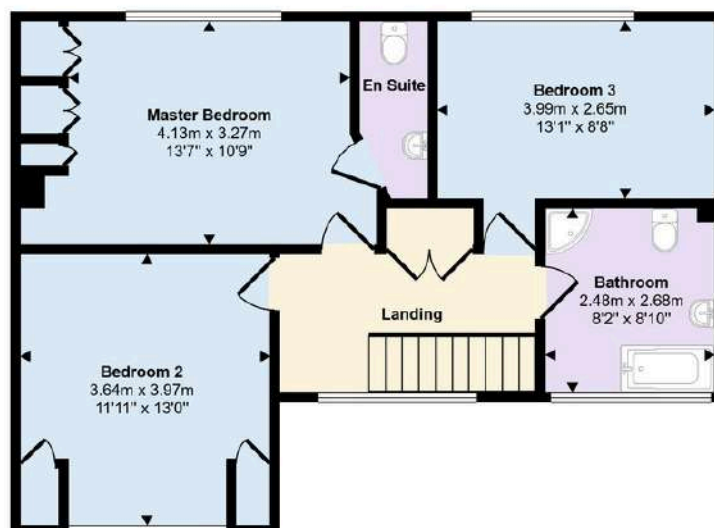
The garden also benefits from two fruit cages, both of which are included within the sale and currently home to a selection of fruit bushes. A garden shed, measuring approximately 10ft x 16ft, is positioned at the end of the garden and provides useful storage space for gardening equipment and outdoor items.



Approx Gross Internal Area
182 sq m / 1963 sq ft



Ground Floor
Approx 120 sq m / 1287 sq ft



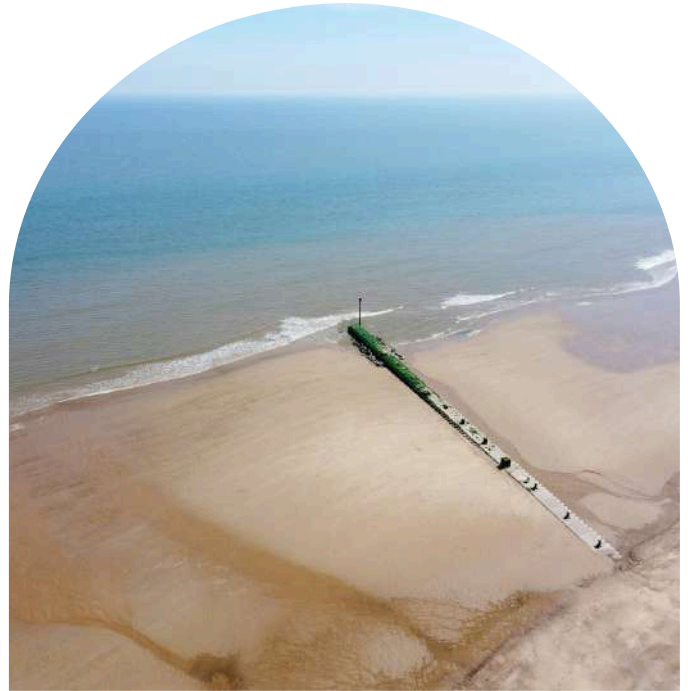
First Floor
Approx 63 sq m / 676 sq ft

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 charming country village nestled near the scenic Lincolnshire coast. The village is home to a primary school, a welcoming village hall, and a small local bakery renowned for its artisan bread. Grainthorpe boasts a vibrant community spirit, hosting annual events such as an Arts and Crafts Fair, a Tractor Rally, and a traditional May Day Celebration. For recreation, the village features playing fields with a tennis court, cricket pitch, and football pitch.

Steeped in history, Grainthorpe is recorded in the Domesday Book of 1086 as "Germundtorp," with 28 households. Its centrepiece is the Grade I Listed parish church of St. Clement, dating back to 1200, with subsequent alterations and restorations that reflect its rich history. The churchyard and other areas of the village connect to pathways that meander through the surrounding open countryside, offering peaceful walks and picturesque views.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

We are advised that the property is connected to mains electricity, water and drainage with oil fired central heating but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words:///laws.mentioned.arrival

Directions

From Louth, follow Brackenborough Road towards Yarburgh. Continue through the village and take the first right onto King Street. Follow the road as it continues onto Fen Lane, then turn left at the T-junction. Continue along Main Road, before turning right onto Mill Lane. The property can be found further along on the right-hand side.

Agent's Note

The property further benefits from owned solar panels with a generating capacity of 4kW, installed in 2015. The current Feed-in Tariff (FIT) contract provides an income of approximately £600 per year. Also incorporated within the roof-mounted system is a solar hot water heater, with the associated pump located within a first-floor cupboard.

An EV charging point is also installed to the front of the property, conveniently positioned on the garage wall, providing an additional practical feature for electric vehicle owners.

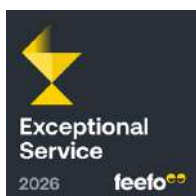
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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