



# CHOICE PROPERTIES

*Estate Agents*

Kingfisher House Buttgate,  
Grainthorpe, LN11 7JW

Price £425,000



Choice Properties are delighted to bring to market this beautifully presented and generously sized detached four bedroom bungalow nestled in a quiet position on Butt Gate, situated in the charming countryside village of Grainthorpe. The residence benefits from spacious rooms and large windows throughout which create a light and airy interior which features four double bedrooms (one ensuite), two reception rooms, a modern kitchen, a conservatory, a grand hallway, and a family bathroom. To the exterior, the property boasts gorgeous gardens to both the front and rear, an extra wide integral garage, a large block paved driveway, and extensive countryside views. Early Viewing Is Highly Advised.

With the additional benefit of extensive countryside views, oil fired central heating, and uPVC double glazing throughout, the immaculately presented and generously sized internal living accommodation comprises:-

### **Entrance Hall**

3'10 x 5'3

With uPVC entrance door. Internal door to hallway.

### **Hallway**

13'8 x 9'8

Grand hallway with internal doors to the majority of rooms. Radiator. Power points. Telephone point.

### **Living Room**

19'8 x 14'9

Housing an impressive fireplace fitted with an electric fire with stone hearth surround and mantel. Grand uPVC sliding door leading to front garden. Large uPVC bay window to front aspect. Radiator. Power points. Tv aerial points.

### **Sitting Room**

10'11 x 11'7

Well proportioned sitting room fitted with a built in storage cupboard. Opening to kitchen. Sliding glass doors to conservatory. Radiator. Power points. Tv aerial points.

### **Kitchen**

17'10 x 9'10

Fitted with a range of gloss wall, base and drawer units with work surfaces over. Space for large seven ring range cooker with extractor hood over. Integral dishwasher. One and a half bowl sink with mixer tap and drainer. Space for fridge freezer. Plumbing for washing machine. Oil fired boiler. Integral wine rack. Slate tiled flooring. Stone effect tiled walls. Breakfast bar. uPVC window to front aspect. uPVC external door to rear garden. Integral door to garage. Radiator. Power points.

### **Conservatory**

11'0 x 10'1

With uPVC windows to all aspect. uPVC French doors leading to rear garden.

### **Bedroom 1**

12'5 x 10'4

Spacious double bedroom with large uPVC window to front aspect. Large fitted wardrobe with four mirrored sliding doors. Internal door to en-suite. Radiator. Power points.

### **Ensuite Shower Room**

12'2 x 2'11

Fitted with a three piece suite comprised of a fully tiled shower cubicle, a pedestal wash hand basin with chrome mixer tap, and a push flush wc. Fully tiled walls. Frosted window to side aspect. Radiator.

### **Bedroom 2**

11'9 x 12'4

Large double bedroom with an extensive fitted wardrobe with sliding mirrored doors. Large uPVC window to rear aspect. Radiator. Power points.

### **Bedroom 3**

13'8 x 10'4

Double bedroom with large uPVC window to side aspect. Radiator. Power points. Tv aerial point.

### **Bedroom 4**

7'9 x 10'4

Small double bedroom with uPVC window to side aspect. Radiator. Power points.

### **Bathroom**

7'7 x 7'2

Fitted with a four piece suite comprised of a panelled bath with single taps, a low level wc, a pedestal wash hand basin with chrome mixer tap, and a bidet. Fully tiled walls. Access to loft via loft hatch. Frosted windows to rear aspect. Radiator.

## **Garage**

18'4 x 18'3

Integral extra wide garage fitted with power and lighting and an electric roller garage door. Vaulted ceilings. Dual aspect uPVC windows. Space for dryer. Space for chest freezer. Space to comfortably fit in a large car. Fitted storage units. Consumer unit.

## **Gardens**

The property benefits from impressive laid to lawn gardens to both the front and the rear of the property. The front garden is found adjacent to the driveway and is lined with hedges. The front garden also features a circular centre piece home to various plants and shrubs that the rest of the garden wraps around. A small footpath then leads around the property to the rear garden. The rear garden is considerably larger than the front garden and is lined with hedges and fencing to the perimeter. The rear garden boasts a plethora of plants, shrubs, and trees all of which add an abundance of life and colour to the space. The rear garden also features a covered block paved patio area ideal for entertaining guests or alfresco dining. There is a picket gate that leads to the fields that the property overlooks providing easy access for countryside walks.

## **Driveway**

Large block paved driveway with turning head providing off the road parking space for multiple vehicles.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **Making An Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Approximate total area<sup>m</sup>  
1903 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

Exit Louth via Keddington Road and continue until you reach the village of Alvingham where you take your first left onto Yarburgh Road. Continue on this road for 1.5 miles then turn right onto King Street. Continue along for 3 miles then head straight on at the crossroads onto Church Lane. Follow this road round to the left and you will find the property 900m along on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-60) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-60) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

