

MARTIN MASLIN

'ARKLEY' 5 JACKLIN CLOSE
GRAINTHORPE
LOUTH
LINCOLNSHIRE
LN11 7HA



Welcome to this charming and well presented detached bungalow set back from the road and approached via a sweeping driveway. Nestled within its own beautifully landscaped gardens, this delightful home offers space, privacy and a perfect balance of rural serenity in the heart of this popular village. Featuring a spacious Hallway, a bright and open plan Lounge with dining area, modern shaker style Kitchen with built in appliances and breakfast area, Utility Room and separate w.c. There are three well proportioned Bedrooms and large modern fully tiled Bathroom with walk in shower. Eco features include owned solar panels installed in 2025; with backup batteries and electric night storage heaters. Outside the property enjoys a truly enviable setting surrounded by mature landscaping and sweeping lawns with its integral Garage and long driveway adding to the sense of arrival. Don't miss the chance to make this beautiful bungalow your forever home.

£325,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A uPVC double glazed front entrance door gives access to an enclosed porch with further part glazed door leading to the Hallway.

HALLWAY

A spacious 'L' shaped Hallway extending to 24'0" in length with coving to the ceiling, two electric night storage heaters, an airing cupboard and built in cloaks cupboard. There is a further courtesy door into the Garage.

LOUNGE

6.05m (19'10") into bay x 3.91m (12'10")

A pleasant bay fronted room enjoying a cast iron log burning stove set on a brick and tiled hearth, coving to the ceiling and two electric night storage heaters.

DINING AREA

3.20m (10'6") x 2.95m (9'8")

A good sized Dining Room with an electric night storage heater and French double glazed doors, giving views and access onto the rear garden.

KITCHEN

5.00m (16'5") x 2.84m (9'4")

An excellent breakfast Kitchen displaying a range of modern Shaker style cabinets in a soft green finish with chrome handles. Complimentary worksurfaces incorporate a one and a half bowl sink with mixer taps and matching upstands. There is underlighting to the units with further pelmet lighting with a built in corner wine rack. A host of integrated appliances include a Neff double fan assisted oven and grill, eye level microwave combination oven, ceramic hob with overhead extractor fan and built-in dishwasher. The Kitchen has tiled a floor with an electric night storage heater, useful built in storage cupboard and dual aspect windows. Further glazed door leads into the Utility Room.

UTILITY ROOM

2.26m (7'5") x 2.16m (7'1")

With built in storage cupboards, complimentary worktops incorporate a stainless steel sink with tiled splashback, plumbing for a washing machine, a uPVC double glazed window and a further double glazed door into the garden.

CLOAKROOM

With low flush w.c, wash handbasin with tiled splash back and an overhead extractor fan.

BEDROOM ONE

3.76m (12'4") x 3.43m (11'3")

A large double Bedroom with an electric night storage heater and a uPVC double glazed front window.

BEDROOM TWO

4.17m (13'8") x 2.72m (8'11")

Another good sized double Bedroom with an electric night storage heater and uPVC double glazed window overlooking the rear garden.



HALLWAY



LOUNGE



LOUNGE



DINING AREA

BEDROOM THREE

3.28m (10'9") x 2.16m (7'1")

With a uPVC double glazed front window.

FAMILY BATHROOM

2.74m (9'0") x 2.67m (8'9")

A superb fully tiled modern Bathroom with white high gloss furniture, featuring a back to wall push button w.c, a semi recessed wash hand basin, and a large double ended panel bath. It has an additional modern walk in shower with an Aqualisa unit and fixed glass screen.

GARAGE

5.66m (18'7") x 2.90m (9'6")

With power and light, courtesy door to the Hallway and up and over front door.

OUTSIDE

Discreetly set back in its own spacious plot, standing within beautiful spacious gardens surrounding the bungalow. Approached via a sweeping compressed driveway with hard sanding leading in turn to the Garage. In the Agents opinion the gardens are particular the main focus with shaped lawns sweeping around the sides producing gravelled borders with pathways and sheltered areas. To the rear there is a delightful patio with further shaped gardens, gravelled borders and mature shrubs. The gardens are well screened by close bordered fencing creating a smart and impressive finish providing privacy for the present owners.

GENERAL INFORMATION

Water, electricity and drainage are connected and broadband speeds and availability can be accessed via Ofcom's checker website. Central heating comprises of electric night storage heaters as detailed above and the property has the benefit of uPVC framed double glazing. The property has a fitted burgular alarm system. It falls within the jurisdiction of East Lindsey District Council and is in Council Tax Band C. The tenure is Freehold subject to Solicitors verification.

SOLAR PANELS

We have been advised that solar panels have been recently installed in 2025 with a backup battery system and are owned by the current vendors.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Grainthorpe is a popular village situated 8 miles to Louth and approximately 12 miles to Grimsby. Approaching the village continuing on Main Road, taking a left turn into Mill Lane and the second left turn into Jacklin Close.



DINING AREA



KITCHEN



UTILITY ROOM



CLOAKROOM

ESTATE AGENTS ACT 1979

In accordance with this Estate Agents Act 1979 we are obliged to advise that one of our employees is related to the vendor of the property.



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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