



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Eastfield Lane  
Grimoldby  
LN11 8TD

Guide Price £230,000

This well proportioned three bedroom detached bungalow is found down this pretty and quiet Lane, within this popular and well serviced village, close to the bustling market town of Louth. Internally, it offers a lounge, dining room, conservatory, fitted kitchen, inner hallway, bathroom and three bedrooms. Established front and rear gardens, with the front being mainly paved creating ample off road parking, along with the driveway that leads down to the detached garage. The rear garden enjoys a great degree of privacy and has shrubs and plants with the remainder of the garden offering lawn and patio areas. To the side of the property directly behind the conservatory is another private patio terrace, ideal for entertaining. A superb location and an internal viewing is recommended.

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### Location

Grimoldby is a popular country village approximately five miles from the historic market town of Louth and together with the neighbour village of Manby, there are a range of facilities including a primary school, post office/general store, a pub, doctors' surgery, mini supermarket, restaurant and two churches. The village has a bus service.

Louth has a wider range of amenities, including many individual and national retailers, cafes, restaurants and bars, cinema and theatre together with secondary schools, including the King Edward VI grammar school. The town also has some excellent sports facilities to include a golf club, tennis academy, the Meridian Sports Centre with swimming pool and the playing fields on London Road.

On the outskirts of Louth is the Kenwick Park leisure complex with equestrian centre. The beautiful Lincolnshire coast with nature reserves and miles of sandy beaches, is just over 6 miles away.

### Kitchen

17' 11" x 9' 10" (5.467m x 3m) max L-shape

The side entrance door opens into a cloaks area with coat hooks and storage cupboard housing the boiler, which leads straight into the Kitchen which has a uPVC double glazed window to side elevation and offers an excellent complement of white fitted wall and base units with contrasting roll edged work surfacing and splashback tiling, with inset one and a half sink and drainer. Plumbing for a washing machine and dishwasher. Gas cooker point.

### Dining Room

8' 8" x 9' 11" (2.643m x 3.032m)

With uPVC double glazed French doors to the side elevation leading into the conservatory. Central heating radiator. Coving to the ceiling. Glazed double doors lead to the Lounge.

### Lounge

10' 11" x 15' 0" (3.315m x 4.574m)

uPVC double glazed window to the front elevation. Central heating radiator. Electric fire set in a granite style surround and hearth

### Conservatory

12' 3" from frame x 9' 7" (3.729m x 2.91m)

With tiled flooring and having central heating radiator. Ceiling fan and light. French doors to the rear opening out to a private patio terrace.

### Inner Hall

Loft access. Storage cupboard.

### Bedroom One

12' 4" x 10' 0" (3.756m x 3.055m)

The master having a uPVC double glazed window to the rear elevation. Coving to the ceiling. Central heating radiator.

### Bedroom Two

9' 11" plus door x 10' 0" (3.035m x 3.043m)

A double with uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

### Bedroom Three

7' 9" x 6' 10" (2.358m x 2.077m)

A single bedroom with uPVC double glazed window to the side elevation. Coving to the ceiling. Central heating radiator.

### Bathroom

5' 4" x 6' 8" (1.634m x 2.022m)

Fitted with a panelled bath with shower and screen over, wash basin and w.c set into a modern bathroom unit. Tiling to the walls. Tiled flooring. Chrome effect central heating towel radiator.

### Outside

To the front of the property the garden is majority paved creating ample off road parking or possible standing for a caravan or similar. A long driveway leads down the side elevation of the property and down to the detached garage creating even further parking.

The rear garden offers a great degree of privacy and has lawn and patio areas complemented with established shrubs. To the side of the property directly behind the conservatory is a pleasant hidden patio terrace.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

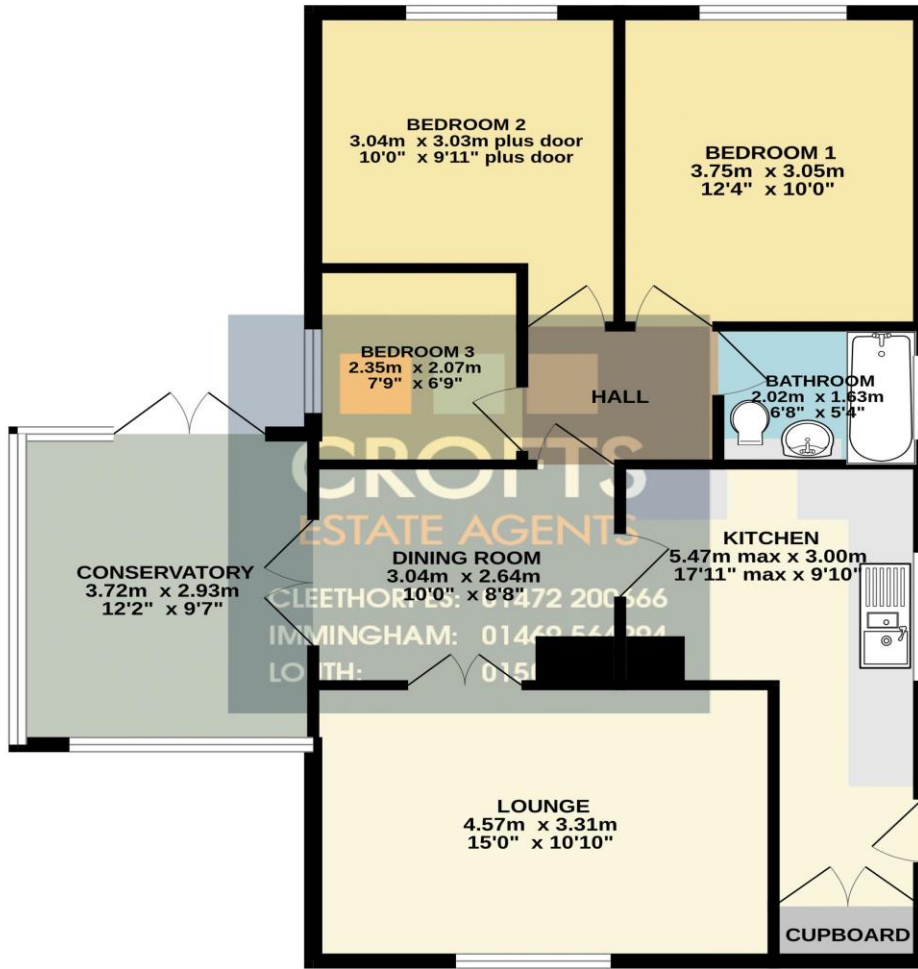
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*





GROUND FLOOR  
78.6 sq.m. (846 sq.ft.) approx.



TOTAL FLOOR AREA: 78.6 sq.m. (846 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	