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



**Northgate Lane
Grimoldby
LN11 8TG**

**Offers in the Region Of
£420,000**

A deceptively spacious, Architect designed, detached bungalow is located within the popular and well serviced village of Grimoldby, which lies just a few miles outside the historic and bustling town of Louth. Standing in extensive grounds of circa 1/2 acre with a fantastic rear garden with field to the rear and an abundance of off road parking with detached double garage. An internal viewing will reveal the entrance porch, cloakroom, a large open dining/sitting room which opens into a beautiful fitted kitchen with large pantry and separate utility room, a lovely lounge, sun room, three good sized bedrooms, the master with en-suite and family bathroom. The property has a modern and fresh finish throughout. uPVC double glazing and gas central heating.

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Location

Grimoldby is a well serviced and popular countryside village which lies only five miles from Louth. In conjunction with the neighbouring village of Manby, there are local facilities including a primary school, post office/store, a pub, doctors' surgery, mini supermarket, restaurant and two churches.

Nearby, Louth has a wider range of amenities, including many individual shops, cafes, restaurants and bars, cinema and theatre together with secondary schools and academies 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. The village has a bus service.

On the outskirts of Louth is the Kenwick Park leisure and golf complex and Grimoldby is about five miles from the popular Lincolnshire coast with nature reserves and miles of sandy beaches.

Entrance Hall

Entering the property reveals a radiator and laminate flooring.

Cloakroom

The WC has an opaque window to the front elevation, a radiator, vinyl flooring, a WC and a basin.

Dining Kitchen

A large open plan room arranged as two areas, a kitchen and dining/sitting area.

Dining Room Area

14' 2" x 11' 5" (4.31m x 3.49m)

The dining area has sliding patio doors to the rear Sun room, coving to the ceiling, a radiator and Karndean flooring.

Kitchen

11' 11" x 8' 1" (3.64m x 2.47m)

The kitchen has dual aspect windows to the front and side elevation, coving to the ceiling, Karndean flooring and a modern fitted kitchen with Silestone counter tops, a sunken sink, an electric double oven and gas hob.

Pantry Area

8' 0" x 5' 10" (2.44m x 1.79m)

The pantry area has Karndean flooring and a range of larder cupboards.

Utility Room

7' 4" x 5' 10" (2.24m x 1.79m)

The utility room has a window to the rear elevation, door to the side, a radiator, Karndean flooring, Belfast sink and plumbing for a washing machine.

Lounge

14' 10" x 14' 8" (4.51m x 4.47m)

The lounge has dual aspect windows to the side and rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Sun Room

14' 10" x 8' 10" (4.51m x 2.70m)

The sun room has two windows and a door to the side elevation, a radiator, tiled floor and two Velux windows.

Inner Hall

With a door and window to the Sun room, access to the loft, a radiator and Karndean flooring.

Bedroom One

14' 9" x 10' 7" (4.49m x 3.23m)

Bedroom one has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also fitted furniture.

En-suite

8' 9" x 8' 10" (2.66m x 2.70m)

The en-suite has an opaque window to the rear elevation, coving to the ceiling, a radiator and vinyl flooring. There is also a WC, bidet, basin and a shower cubicle with a mains operated shower.

Bedroom Two

11' 3" x 9' 1" (3.43m x 2.77m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bedroom Three

9' 9" x 8' 1" (2.96m x 2.46m)

Bedroom three has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bathroom

8' 0" x 6' 6" (2.44m x 1.98m)

The bathroom has an opaque window to the side elevation, coving to the ceiling, a radiator and vinyl flooring. There is also a WC, basin and a bath with a glass screen and mains operated shower. There is also a built in cupboard.

Double Garage

The double garage has two up and over doors, electrics and running water. There is also a door and window to the side elevation.

Outside

With a large in and out driveway providing an abundance of off road parking. There are also established shrubs and access to the rear garden via gates. The rear garden is a fantastic size with established shrubs and trees and a vast area of grass ideal for children to play and a patio area ideal for alfresco dining. A gate then opens to reveal a further garden space with pond, trees and a great space to grow your own fruit and vegetables.

The bungalow stands in over 1/2 acre.

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.

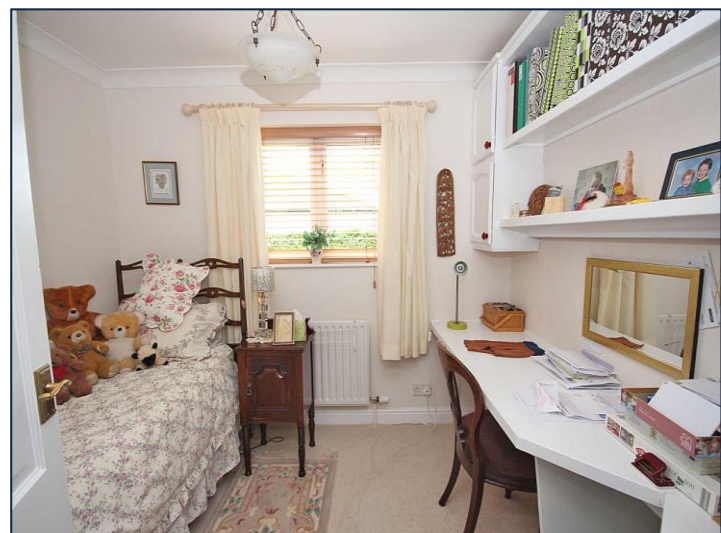
Viewings

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

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti







OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
116.9 sq.m. (1258 sq.ft.) approx.



TOTAL FLOOR AREA : 116.9 sq.m. (1258 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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