



**14 Plumtree Lane, North Thoresby, East Lindsey, DN36 5QH**  
**£210,000**



## Key Features:

- Three Bedroom Detached Bungalow
- Sought After Lincolnshire Village
- Equidistant To Grimsby & Louth
- Spacious & Versatile Accommodation
- Three Double Bedrooms
- Two Reception Rooms & Conservatory
- Well Maintained Gardens
- Driveway & Detached Garage
- No Forward Chain

Occupying a pleasant position in the sought after village of North Thoresby, a Three Bedroom Detached Bungalow offered for sale with No Forward Chain. The property offers spacious and versatile accommodation throughout, and is set in good sized well maintained gardens, with driveway and a detached garage.

Comprising; Entrance hall, living room, kitchen diner, formal dining room leading to the conservatory, a shower room and separate wc. Two bedrooms on the ground floor, and a further double bedroom situated on the first floor. A rare opportunity...Viewing Highly Recommended.





**ENTRANCE HALL**

18'9" x 5'11" (5.74 x 1.81)

A central entrance hall with access to all rooms, and staircase to the first floor bedroom.

**LIVING ROOM**

18'1" x 11'10" (5.53 x 3.63)

A well-proportioned room with a front aspect bow window, two further side aspect windows, and electric fireplace.

**DINING ROOM**

11'0" x 10'11" (3.36 x 3.33)

A separate formal dining room, with patio doors to the conservatory.

**KITCHEN DINER**

11'11" x 11'2" (3.65 x 3.42 )

Fitted with a range of traditional style units, with fitted table, resin sink, freestanding cooker with extractor over, and further appliance space. Rear and side aspect windows, and access to the rear garden.

**CONSERVATORY**

9'11" x 9'8" (3.03 x 2.95)

A uPVC conservatory overlooking the rear garden.

**BEDROOM 1**

12'0" x 10'11" (3.66 x 3.34)

Master bedroom with a front aspect bow window.

**BEDROOM 2**

11'5" x 10'4" (3.48 x 3.17)

With a side aspect window.

**SHOWER ROOM**

7'8" x 6'5" (2.34 x 1.96)

Fitted with a large walk-in shower and vanity sink unit. Storage cupboard, and a rear aspect window.

**SEPERATE W.C.**

6'3" x 2'8" (1.93 x 0.82)

Fitted with a concealed cistern wc. Rear aspect window.

**FIRST FLOOR LANDING**

With storage into eaves.

**BEDROOM 3**

14'0" x 9'9" (4.28 x 2.99)

A third double bedroom with a side aspect window, and built-in storage cupboard.

**OUTSIDE**

The property occupies a pleasant position with wide frontage, and featuring well-maintained lawned gardens to the front and rear. There is gated access at both sides, and a block paved driveway leading to the detached garage. Oil tank and concealed heating boiler (2 yrs old) situated in the rear garden.

**TENURE**

FREEHOLD

**COUNCIL TAX BAND**

C





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 symbols, systems and notations 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 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

By appointment only.

## Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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