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Meadow Close, Grimoldby



When it comes to
property it must be


lovelle



£269,500



Viewing is recommended on this spacious detached bungalow located in the popular village of Grimoldby just 5 miles from the market town of Louth. The property benefits from uPVC double glazing and gas central heating system. This well-presented accommodation briefly comprises; Entrance hall, kitchen/diner, lounge, conservatory, three bedrooms, en-suite to master bedroom, family bathroom, gardens to front and rear.

Key Features

- Three Bedroom Detached Bungalow
- Popular Residential Location
- Bright and Airy Lounge
- Recently Fitted Kitchen Diner
- Conservatory
- En-suite Shower Room
- EPC rating D
- Tenure: Freehold





Location

Grimoldby is popular village just 5 miles from Louth and is popular with all walks of life including young families due to the excellent and sought after Grimoldby Primary school. The village offers many amenities including doctors surgery, Italian restaurant, grocery store, post office and pub as well as benefitting from good local bus service to name a few.

Entrance Hall

This large entrance hall is accessed through the uPVC entrance door with matching double glazed side panel. With uPVC double glazed window to the front elevation allowing for additional light. Access provided to the loft up the loft ladder which is partially boarded with light and power. Two double cupboards providing handy storage arrangement's one of which houses the hot water cylinder. Radiator. Doors leading to lounge, kitchen diner, all bedrooms and the family bathroom.

Lounge

5.2m x 3.7m (17.08ft x 12.07ft)

Dual aspect uPVC double glazed windows to the front and side elevation providing a light and airy feel. The focal point of the lounge is the feature wooden fire surround with marble inset and hearth. Numerous wall light points. Coving to ceiling. Telephone point and TV aerial. Radiator.

Kitchen Diner

3.1m x 5.2m (10.05ft x 17.05ft)

UPVC double glazed windows to the side elevation. The stunning white high gloss range of wall and base units has recently been fitted and comprises of a double built in oven and grill to face height, integrated microwave as well as full length fridge and freezer. Complementary wood effect worksurfaces over incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer, 4 ring electric ceramic hob with chimney style extractor hood over. Plumbing for undercounter washing machine, dryer and dishwasher. Wall mounted gas fired central heating boiler. Radiator. Door leading to the conservatory.

Conservatory

2.7m x 2.8m (9.01ft x 9.1ft)

Of uPVC double glazed construction, accessed from the kitchen with double patio doors leading to the rear gardens. Radiator.

Bedroom One

4.9m x 2.2m (16.01ft x 7.11ft)

UPVC double glazed window to the side elevation. Telephone point. Door leading to the en-suite shower room. Radiator.

En-Suite Shower Room

1.6m x 2.14.9m (5.11ft x 7.05ft)

UPVC double glazed window to the rear elevation. Fitted with a white three piece suite comprising single shower cubicle with electric shower, close coupled WC and vanity wash hand basin with storage cupboards below. Attractive tiling to splash areas. Radiator. Extractor fan.

Bedroom Two

3.4m x 3.1m (11.03ft x 10.03ft)

UPVC double glazed window to the front elevation. Double built in wardrobe with sliding mirrored doors. Fitted with bedroom furniture comprising of wardrobes and storage cupboards. Radiator.

Bedroom Three

3.1m x 3.1m (10.03ft x 10.09ft)

UPVC double glazed window to the rear elevation. TV aerial point. Radiator.

Family Bathroom

2.1m x 1.9m (7.03ft x 6.11ft)

UPVC double glazed window to the side elevation. Coving to the ceiling. Fitted with a modern three piece suite comprising of large panelled bath with mains shower over head, vanity wash hand basin with storage below, close coupled dual flush WC. Partially tiled walls. Extractor fan. Wall mounted electric chrome heated towel rail and radiator.

Outside

The front garden is majority gravelled with low level fencing to the perimeters. Block paved leading to car port providing off road parking for several vehicles. Pedestrian access to the rear of the property accessed down the side of the property. External lighting.

The private rear garden is predominately gravelled with a mixture of mature shrubs and high level fencing making up the perimeters. Paved patio area. External lighting and outside tap.

Tenure

The tenure of this property is Freehold.

Services

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

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent TC Property Louth Ltd., telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points



likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovele.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

How to make an offer

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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Ground Floor



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