



# CROFTS ESTATE AGENTS

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



**Lamorna,  
Eastfield Lane  
Grimoldby  
LN11 8TD**

**Offers in the Region Of  
£325,000**

This superb extended detached bungalow occupies a lovely private position within the village of Grimoldby. Offered for sale with NO FORWARD CHAIN, the bungalow has undergone a number of improvements in recent years, having been modernised to a high standard throughout. Of particular note are the stunning open plan kitchen dining room , open plan sitting room and the addition of an en suite to the main bedroom, which need to be seen first hand in order to be fully appreciated. The living accommodation is comprised of ; Entrance porch, lounge, sitting room, kitchen dining room, inner hallway, three double bedrooms with en suite to bedroom one and a contemporary shower room. There is a good sized detached garage and lawned gardens to all sides with hedged boundaries and long driveway accessed by secure gates.

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#### **Entrance Porch**

18' 1" x 3' 1" (5.50m x 0.95m)

A secure passageway which leads to the rear garden, garage and the bungalow itself., with perspex roof. Access by uPVC door to front. Upvc door to side opens into Kitchen. uPVC door to rear leading to back garden. Door to side leading into Garage.

#### **Kitchen dining room**

17' 11" x 11' 7" (5.45m x 3.54m)

uPVC door and uPVC window to side. A superb modern open plan fitted kitchen dining room which comes equipped with an extensive range of units incorporating integrated appliance which includes double oven, induction hob, integrated fridge and freezer, dishwasher. There is under unit lighting. Open plan entrance into the lounge and sitting rooms

#### **Lounge**

17' 11" x 11' 11" (5.46m x 3.63m)

uPVC window to front , uPVC window to side, radiator , chimney breast housing fireplace

#### **Sitting Room**

11' 0" x 13' 0" (3.35m x 3.96m)

A lovely extension which is accessed via an open plan entrance from the kitchen dining area. uPVC door and two uPVC windows to front, uPVC window to side . Opaque brick window to rear

#### **Inner hallway**

Leading from the kitchen, this area provides access to all bedrooms and shower rooms. With radiator and built in storage cupboard and hatch to loft with drop down ladders

#### **Bedroom 1**

10' 11" x 10' 11" (3.319m x 3.319m)

uPVC window to side, radiator , built in wardrobe and door to front leading to en suite

#### **Ensuite**

7' 7" x 4' 10" (2.32m x 1.47m)

Large shower cubicle, wash hand basin and w/c . Small heated towel rail

#### **Bedroom 2**

10' 11" x 10' 0" (3.33m x 3.04m)

uPVC window to rear, radiator and recess housing wardrobe

#### **Bedroom 3**

8' 11" x 8' 5" (2.71m x 2.56m)

uPVC window to rear, radiator

#### **Shower room**

8' 6" x 5' 3" (2.6m x 1.6m)

Opaque uPVC window to side. Large shower cubicle, vanity wash basin with attached low flush w/c and heated towel rail

**Detached garage**

20' 8" x 8' 11" (6.29m x 2.73m)

Up and over door to front, personnel side access door from lean to porch. Light and power

**Outside**

The property is approached by a long drive leading to the garage, providing ample off road parking. There is a good sized lawn to the front, enclosed by hedge borders. There are further lawned areas to the side and rear of the bungalow. There are established borders with shrubs and plants. The property benefits from a good degree of privacy to all sides.



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

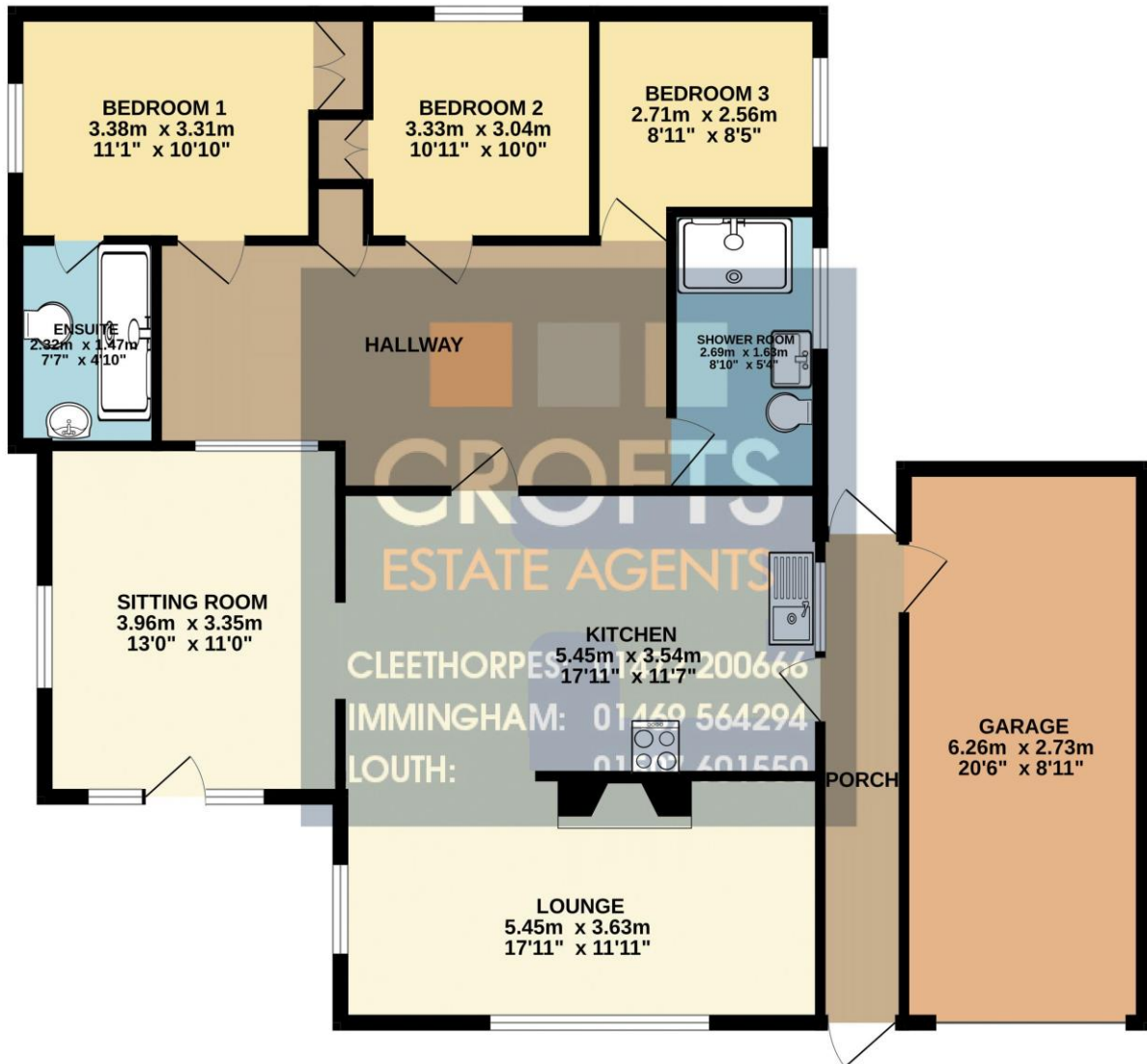




**OPEN 7 DAYS A WEEK**

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  
115.0 sq.m. (1238 sq.ft.) approx.



TOTAL FLOOR AREA : 115.0 sq.m. (1238 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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