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



**5 Gladiator Road
Grimoldby
LN11 8UL**

**Offers in Excess
of £170,000**

This spacious semi detached home lies in this ever popular area of Grimoldby, close to the village of Manby on the outskirts of the market town of Louth. Offered for sale with NO FORWARD CHAIN, the property is an ideal first time buy or family home, having recently undergone a programme of redecoration throughout. The property stands in large, private gardens to the rear which provide great potential and scope for further development to the property. Internal viewings are highly recommended and will reveal spacious living accommodation throughout, comprising of: Entrance hallway, lounge, dining room, fitted kitchen, utility room, landing, three bedrooms and bathroom suite. Outside, the property is accessed by a block paved driveway and has a huge private garden to the rear which has fantastic potential and scope for further improvement.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance

32' 2" x 12' 10" (9.813m x 3.901m)

Door to front with windows to front and side opens into porch. Further door to front opens into entrance hallway. Stairs to first floor landing. Radiator. Door to side opens into lounge. Door to rear leads into kitchen.

Lounge

13' 2" x 13' 0" (4.024m x 3.968m)

uPVC window to front, radiator.

Dining Room

10' 9" x 9' 0" (3.281m x 2.734m)

uPVC french doors to rear, radiator.

Kitchen

11' 6" x 9' 7" (3.512m x 2.920m)

uPVC window to rear door to side leading to utility room. Radiator. Range of modern fitted units, incorporating integral oven, 4 ring hob, extractor. 1.5 Stainless steel sink unit with draining board and mixer tap.

Utility room

12' 2" x 7' 11" (3.709m x 2.409m)

Windows to front and rear. Door to rear leading to rear garden. Door to front leads to driveway. Radiator. Fitted worktops and double cupboard. Wall mounted combi boiler.

First Floor Landing

uPVC window to side.

Bedroom1

13' 4" x 11' 1" (4.057m x 3.381m)

uPVC window to front, radiator, built in cupboard.

Bedroom 2

10' 1" x 11' 2" (3.077m x 3.399m)

uPVC window to rear, radiator

Bedroom 3

8' 1" x 8' 1" (2.463m x 2.461m)

uPVC window to front, radiator, built in storage cupboard.

Bathroom

8' 0" x 7' 5" (2.436m x 2.270m)

Two uPVC windows to side, panelled bath, vanity wash, low flush w/c.

Outside

The front of the property is approached by a block paved driveway providing off road parking. The rear garden is large and private with a wooden storage shed, enclosed by mature and established trees. An excellent outdoor space with great scope and potential for further improvement.

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



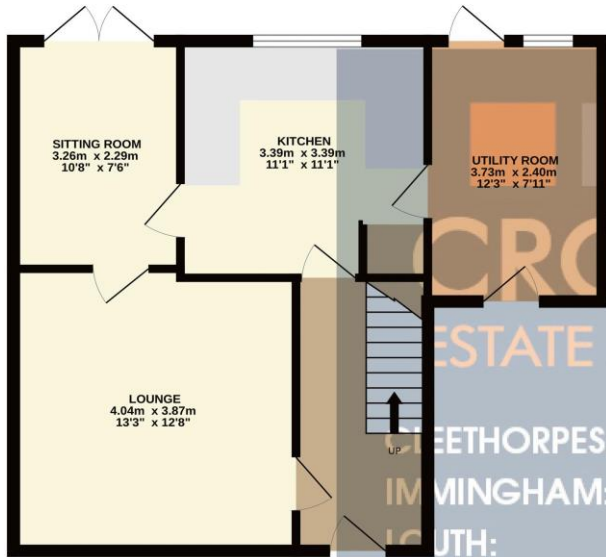




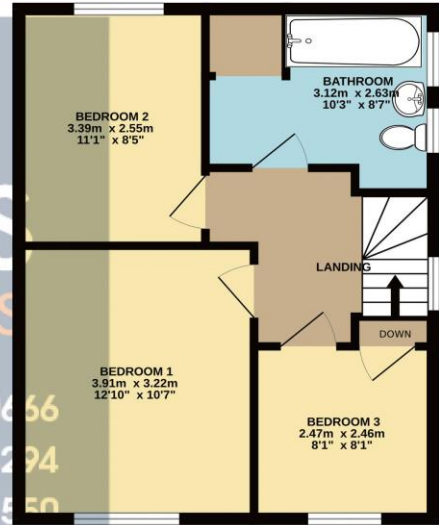
OPEN 7 DAYS A WEEK

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)

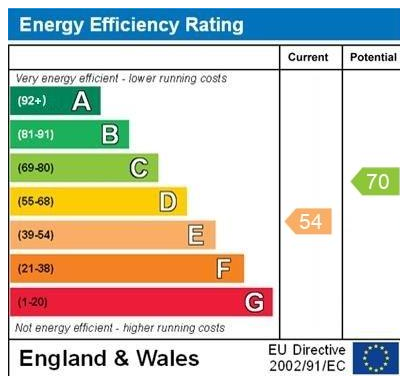
GROUND FLOOR
50.4 sq.m. (542 sq.ft.) approx.



1ST FLOOR
41.4 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA : 91.8 sq.m. (988 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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