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



6 Meadow Close
Grimoldby
LN11 8HY

£265,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

Offered for sale with no forward chain, this detached bungalow is pleasantly positioned on a generous corner plot within the sought-after village of Grimoldby, enjoying a quiet cul-de-sac setting on Meadow Close. The accommodation is well-proportioned and versatile, comprising a front-facing conservatory which provides a light and welcoming additional reception space, leading through to the entrance hallway. There is a separate lounge, dining room and a fitted kitchen, along with a useful WC. The bungalow offers three double bedrooms, with the principal bedroom benefiting from an en-suite shower room, complemented by a family bathroom. While the property would benefit from a programme of cosmetic updating, it presents an excellent opportunity for purchasers to personalise and enhance to their own taste. Externally, the property occupies gardens to both the front and rear, ideal for relaxing or entertaining. The corner plot allows for ample off-road parking, in addition to a detached garage, providing further practicality and storage. Conveniently located close to village amenities, countryside walks and routes to nearby market towns and the coast, this bungalow represents an appealing opportunity. Early viewing is highly recommended.

Conservatory

12' 2" x 11' 8" (3.71m x 3.56m)

The conservatory has a door and window to the front and side elevation, a carpeted floor and French doors to the lounge.

Entrance Hall

With access to the loft, a built in cupboard, coving to the ceiling, a radiator and a carpeted floor.

Lounge

17' 10" x 12' 11" (5.44m x 3.93m)

The lounge has a window to the front elevation, French doors to the conservatory, coving to the ceiling, a radiator and a carpeted floor.

WC

5' 10" x 4' 8" (1.77m x 1.41m)

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

Kitchen

9' 11" x 13' 11" (3.03m x 4.25m)

The kitchen has a window and door to the rear elevation, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

Dining Room

9' 11" x 9' 11" (3.02m x 3.02m)

The dining room has sliding patio doors to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom

One

9' 4" x 11' 11" (2.85m x 3.62m)

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

En-suite

7' 9" x 8' 11" (2.36m x 2.71m)

The en-suite has an opaque window to the front elevation, a radiator and a carpeted floor. There is also a WC, basin, shower cubicle with an electric shower and built in cupboards.

Bedroom Two

9' 11" x 9' 11" (3.02m x 3.02m to wardrobe)

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

Bedroom Three

15' 9" x 8' 11" (4.81m x 2.71m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

8' 1" x 9' 1" (2.47m x 2.77m)

The bathroom has an opaque window to the side elevation, coving to the ceiling, a radiator and a carpeted floor tiles. There is also a WC, basin and a bath with a mains shower over. There is also a built in cupboard.

Garage

With double doors to the front and a door to the rear.

Outside

With ample space for off road parking to the front, established shrubs and access to garage. The rear garden has a lawn, patio area and established shrubs. The garden spaces are enclosed by perimeter walls and fencing.



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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant



office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

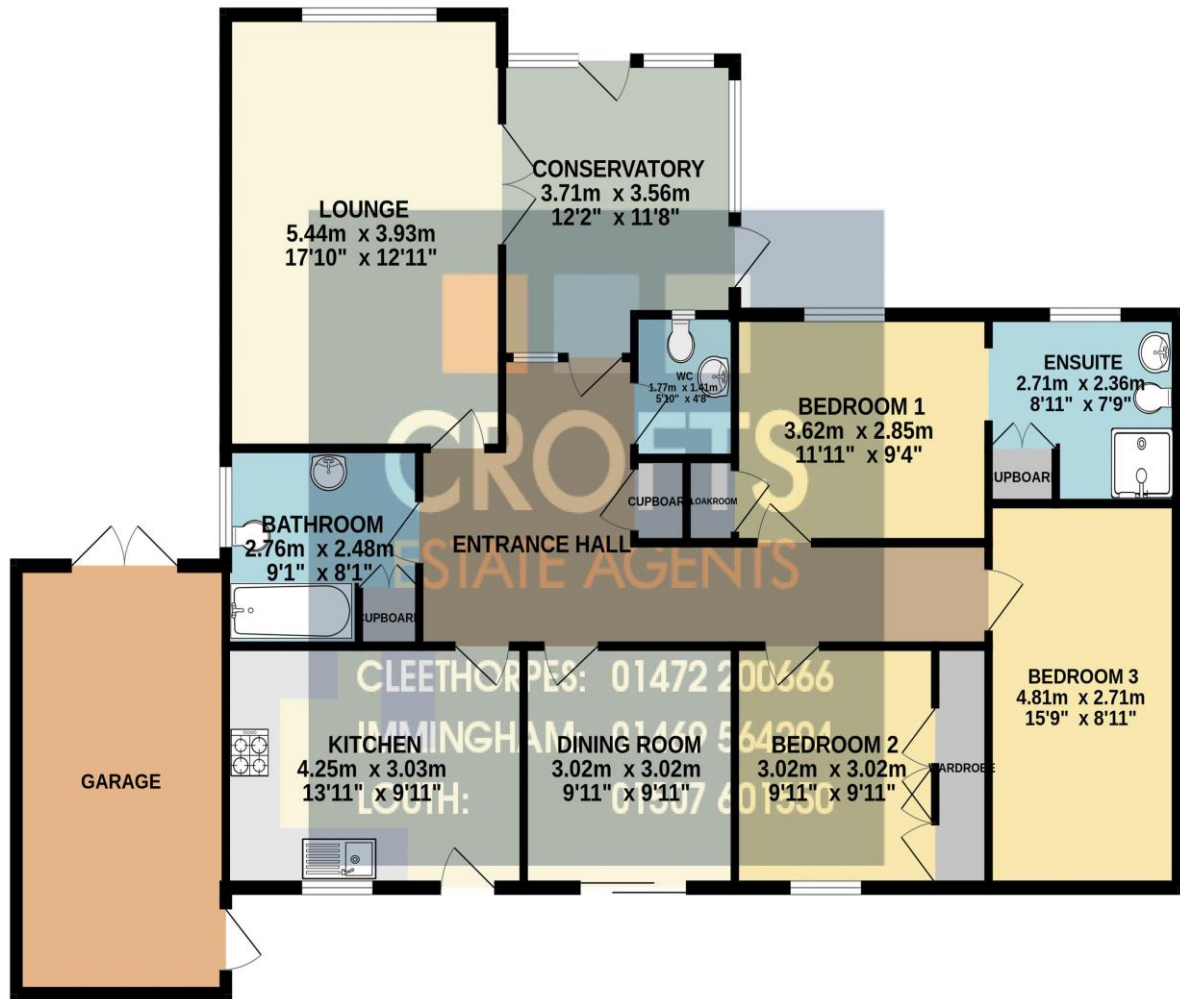


OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
138.6 sq.m. (1492 sq.ft.) approx.



TOTAL FLOOR AREA: 138.6 sq.m. (1492 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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