



Smithfield, North Thoresby, DN36 5RU

FOR SALE - £325,000

CanTERS

Chartered Surveyors

Viewing is recommended on this **TWO BEDROOM DETACHED BUNGALOW** with brick garage occupying a large mature garden backing onto open fields to the rear, found in a cul-de-sac position off Ludborough Road, North Thoresby. This highly regarded and much sought after village benefits from amenities and facilities including a local shop, doctors and public houses. North Thoresby is conveniently positioned close to the A16 with the town of Grimsby being approximately 9 miles distant and the market town of Louth being approximately 8 miles distant, both of which offer further facilities.

The well-planned accommodation benefits from uPVC double glazed windows & an oil-fired central heating system briefly comprises; Hallway, Living Room, Sitting Room, Kitchen, Two Bedrooms & Bathroom.

Entrance Hall	Having timber part glazed entrance door and matching side light. Coving to the ceiling, wall lights and loft access.
Sitting Room	5.73m x 3.64m Found to the rear of the property and having a brick fireplace with a tiled hearth, coving to the ceiling and a sliding double glazed door providing access to the rear garden.
Dining Room	3.66m x 3.00m With window overlooking the front garden and coving to the ceiling. An archway provides access to the Kitchen.
Kitchen	4.75m x 2.90m Fitted with a range of wall cupboards and base units incorporating a breakfast bar and with inset 1½ bowl sink unit with mixer tap over. Integrated dishwasher, fridge and freezer together with space for an oven with extractor over. Tiled splashback and a window to the front aspect.
Side Porch	With freestanding boiler and wall cupboard. Window to side aspect and a uPVC part double glazed door leads out onto the driveway.
Cloakroom	With low flush WC, wall hung wash hand basin and window to front aspect.
Bedroom 1	4.16m x 3.68m (including fitted wardrobes) With window overlooking the rear garden and a range of fitted wardrobes, cupboards and bedside tables.
Bedroom 2	4.22m x 3.33m With window overlooking the front garden.
Bathroom	With coloured suite comprising; bath with glass screen and Mira power shower over, pedestal wash hand basin and low flush WC. Tiled walls and airing cupboard containing hot water cylinder.
Outside	<p>The property stands back behind a dwarf brick wall with the front garden being lawned with a border containing a wide variety of established plants and shrubs. A driveway to the side leads to the brick and tile detached garage (5.00m x 1.83m) with up and over door, uPVC personnel door, light and power.</p> <p>The delightful rear garden is laid predominantly to lawn with both paved and decorative stone patio areas together with borders and beds containing a variety of mature plants and shrubs with the lawn containing a number of established apple and pear trees. Beyond the formal rear garden is a further garden area, having a part post and rail fence and planted with plum, pear and apple trees measuring approximately 26 metres in depth with a frontage of approximately 21 metres with the rear boundary being approximately 24 metres.</p>
Tenure	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

Council Tax Band: 'C'
NB: This can be reviewed by the Local Authority.

EPC Rating: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 23/08/2023

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ADDITIONAL PHOTOS & PLANS



Hallway



Sitting Room



Dining Room



Kitchen



Kitchen



Bedroom 1

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ADDITIONAL PHOTOS & PLANS



Bedroom 2



Bathroom



Front Elevation



Front Garden



Rear Elevation



Rear Garden

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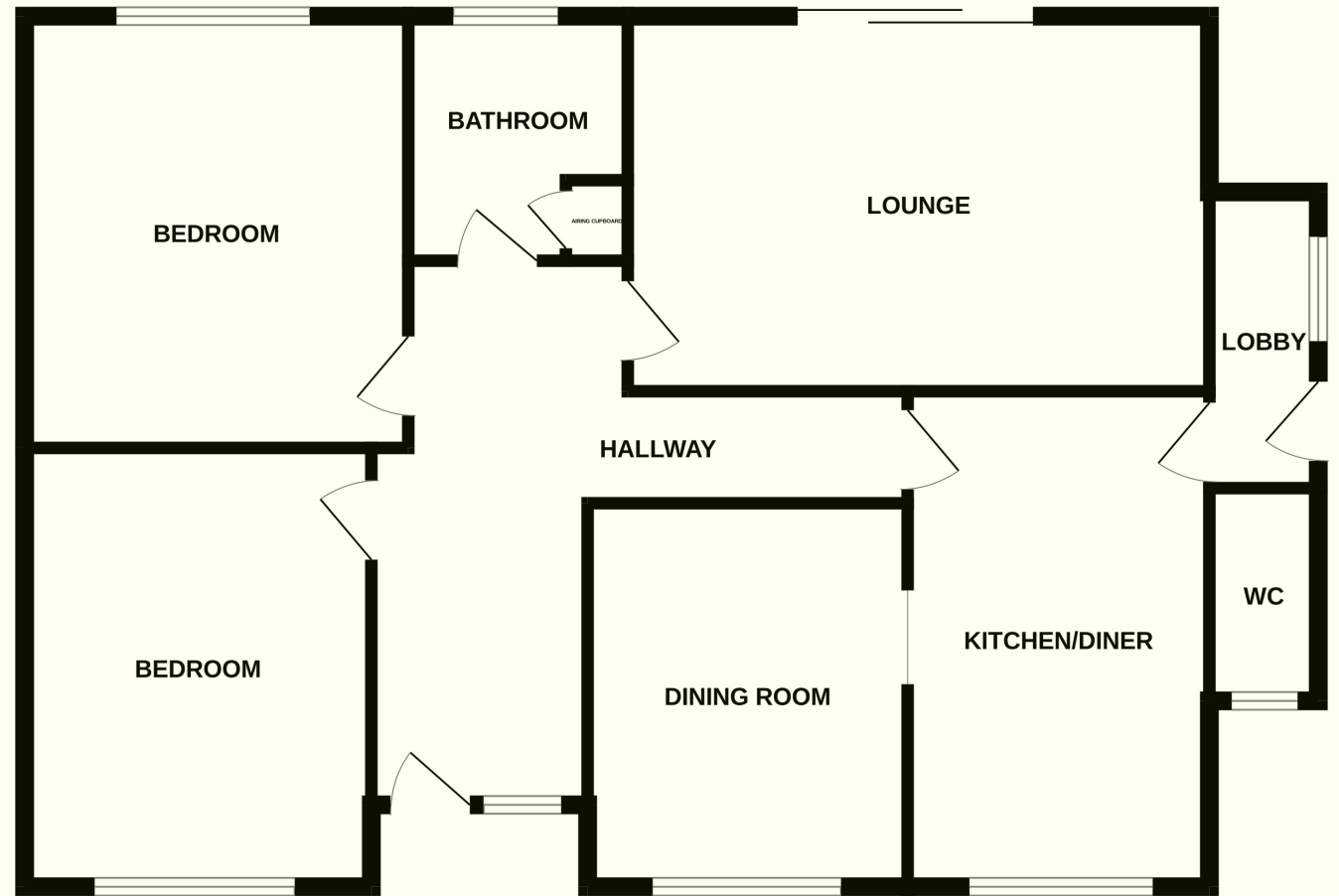
ADDITIONAL PHOTOS & PLANS



Rear Garden



Paddock



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