



# CHOICE PROPERTIES

## *Estate Agents*

3 Meadow Close,  
Grimoldby, LN11 8HY

Reduced To £215,000



Choice Properties are delighted to bring to market this charming three bedroom (one ensuite) bungalow situated on Meadow Close in the sought after village of Grimoldby which is located just a short drive from the thriving market town of Louth. The property features generously sized rooms throughout which include a modern kitchen/dining room, living room, conservatory, and bathroom. The property further benefits from an easy to maintain garden and a driveway. With No Onward Chain, Early Viewing Is Highly Advised.

With the added benefit of gas central heating and UVPC double glazing, the well proportioned and abundantly bright internal living accommodation comprises:-

### **Hallway**

26'2 x 11'7 (to furthest measurement)

With UVPC entrance door. Access to loft via loft hatch. Two large double door storage cupboard with one housing the hot water tank with fitted shelving. Radiator. Console for security system. Thermostat. Power points.

### **Kitchen/Dining Room**

12'5 x 17'6

Fitted with a plethora of wall, base, and drawer units with work surfaces over. One and a half bowl stainless steel sink with stainless steel mixer tap and drainer. Four ring 'diplomat' electric hob with extractor hood over. Integral twin ovens. Integral microwave. Integral American style fridge freezer. Plumbing for dishwasher. Plumbing for washing machine. Space for dryer. Spot lighting. Laminate flooring. Radiator. Power points. Two UVPC windows to side aspect. Door to:-

### **Conservatory**

10'0 x 9'1

With UVPC double glazed windows to all aspects. French doors leading to garden. Pitched roof. Radiator. Power points.

### **Living Room**

12'9 x 16'5

With dual aspect UVPC windows. Feature fireplace with tiled hearth and hardwood surround. Radiator. Power points. Tv aerial point. Telephone point.

### **Bedroom 1**

7'11 x 15'11

Double bedroom with UVPC double glazed window to side aspect. Spot lighting. Radiator. Power point. Tv aerial point. Door to:-

### **Ensuite**

7'4 x 5'11

Fitted with a three piece suite comprising of shower cubicle with electric shower and tiled walls, wash hand basin set over vanity unit with mixer tap and tiled splash back, and a low level w.c. Tiled flooring. Part tiled walls. Radiator. Extractor. Wall mounted medicine cabinet. UVPC window to rear aspect.

### **Bedroom 2**

10'3 x 11'2

Double bedroom with a fitted wardrobe with sliding mirror doors and wall units. Radiator. Power points. Telephone point. Large UVPC window to front aspect.

### **Bedroom 3**

10'4 x 10'8

Double bedroom fitted with a large UVPC window to rear aspect. Radiator. Power points. Tv aerial point.

### **Bathroom**

6'10 x 7'3

Fitted with a three piece suite comprising of a corner panelled bath with mixer tap and electric shower over, wash hand basin set over vanity unit with single taps, and a push flush w.c. Tiled flooring. Part tiled walls. Chrome heated towel rail. Radiator. Wall mounted cabinet with mirror over. UVPC window to side aspect.

## **Gardens**

Situated on a corner plot, the property benefits from a fully enclosed, private garden that wraps round the property. The bulk of the garden is found at the rear and is easy to maintain as it consists primarily of paved patio and gravel.. The garden also boasts an area suitable for a garden shed.

## **Driveway**

Paved driveway with car port providing off the road parking for up to two vehicles. Electric Point.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, Louth, Tel - 01507 860033

## **Opening Hours**

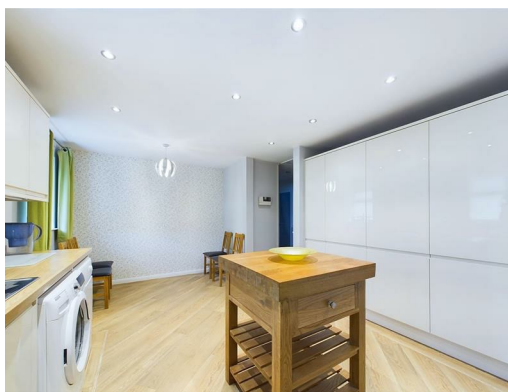
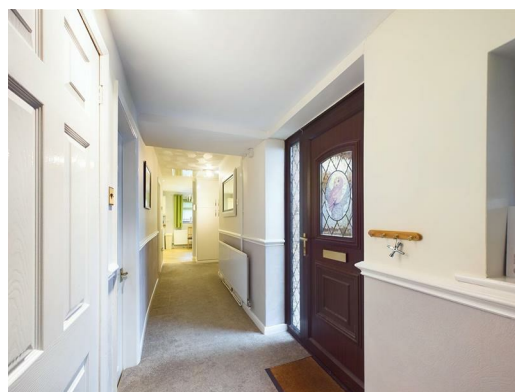
Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **Making an Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you

Head out of Louth via Legbourne Road, when you reach the roundabout take the first exit onto Manby Road and continue until you reach the crossroads at the traffic lights. Turn left at these crossroads and then take your first right onto Priory Lane. The property can be found 200m along on your right hand side.









Approximate total area<sup>(1)</sup>  
1073.26 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# Directions

Head out of Louth via Legbourne Road, when you reach the roundabout take the first exit onto Manby Road and continue until you reach the crossroads at the traffic lights. Turn left at these crossroads and then take your second right onto Orchard Park. Continue straight on and the road becomes Meadow Close and you can find the property on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

