



**Greenway Haiths Lane, North Thoresby, DN36 5QW**  
**£218,950**

\*\*\*READY TO MOVE IN\*\*\*

TES Property is delighted to bring to the market this two double bedroom bungalow located down a quiet lane in the well regarded and popular village of North Thoresby, close to the village centre with its ample amenities.

The property briefly comprises of two double bedrooms, a modern kitchen, light and airy lounge diner, a family bathroom and a garage. Externally, at the front there is a spacious driveway providing off road parking for multiple vehicles and a private beautifully landscaped rear garden.

Perfect family home. Viewing is advised.

### Location - North Thoresby

North Thoresby is a sought-after village with a strong community spirit and is approximately 8 miles from Louth and Grimsby.

It is well serviced with a wealth of amenities including a local convenience store, a village hall, a church, football, cricket and bowls facilities and two public houses. As well as a surgery, pharmacy, pre-school and primary school.

A bus service also runs through between Louth and Grimsby.

To the south of North Thoresby on the outskirts of Ludborough is the Wolds Heritage Steam Railway, which travels to and from the village with plans to hopefully link again with Louth in the future.

### INNER HALL

Having an airing cupboard, access to the loft space and an internal door leading to the porch and side door.

### KITCHEN 10'6" x 8'10" (3.22m x 2.71m)



The kitchen is fitted with a range of modern white wall and base units with contrasting work tops and tiled splash backs, there is a stainless steel sink and drainer with chrome mixer taps and space for a washer and an electric cooker. There is a useful pantry cupboard, dual aspect uPVC double glazed windows to the front and side elevation and a part glazed uPVC door giving access to the driveway.

### LOUNGE DINER 19'4" x 12'11" (5.91m x 3.95m)



A beautifully decorated light and airy room with dual aspect uPVC double glazed windows to the front and side of the

property, there is a night storage heater and an electric fire with living flame display.

### BATHROOM 7'05" x 5'05" (2.26m x 1.65m)



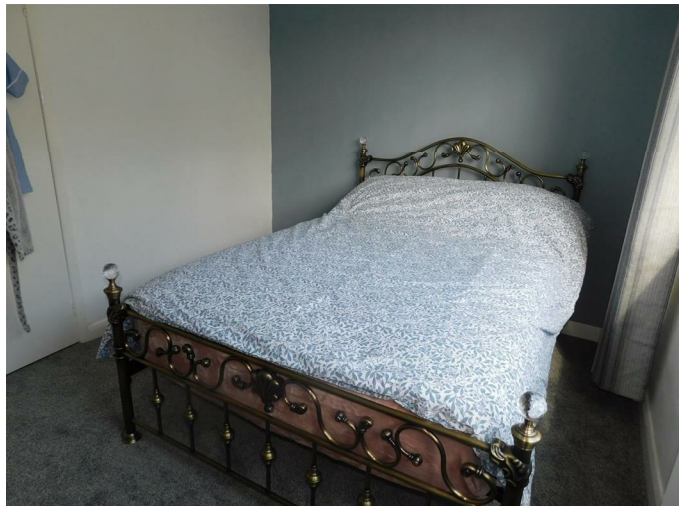
The bathroom is fitted with a three piece white suite comprising a W.C, wash basin and a panel bath with electric shower over and shower screen. The walls are part tiled and there is an electric towel rail and a uPVC double glazed window.

### BEDROOM 1 12'5" x 10'10" (3.8m x 3.31m)



The main bedroom has a night storage heater and a uPVC double glazed window to the rear aspect.

## **BEDROOM 2 10'11" x 8'11" (3.35m x 2.72m)**



The second bedroom is a double bedroom with a night storage heater and a uPVC double glazed window to the rear aspect.

## **GARAGE**

Brick built single garage with up and over door and picture uPVC double glazed window to the rear and French style patio doors providing access to the rear garden.

## **FRONT GARDEN**



A driveway provides ample parking for two vehicles, the front garden is mainly laid to lawn with a stone and slate boarder.

## **REAR GARDEN**



The rear garden is fully enclosed and mainly laid to lawn with a stone and slate boarder. There is also a useful timber shed.

## **Services**

The property has mains electric, water and drainage. As agents we do not test or inspect any of the services or service installations and advise any interested parties to rely on their own survey.

## **Tenure**

We believe the property to be free hold.

## **Council Tax Band**

East Lindsey Council Tax Band C

## **Brochure Prepared**

August 2023

## **Viewings**

By prior appointment through TES Property office in Louth  
01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

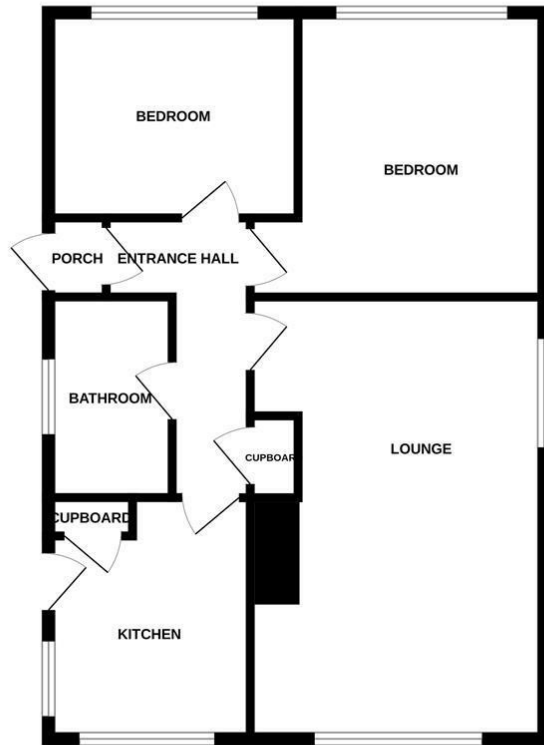
## **Opening Hours**

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

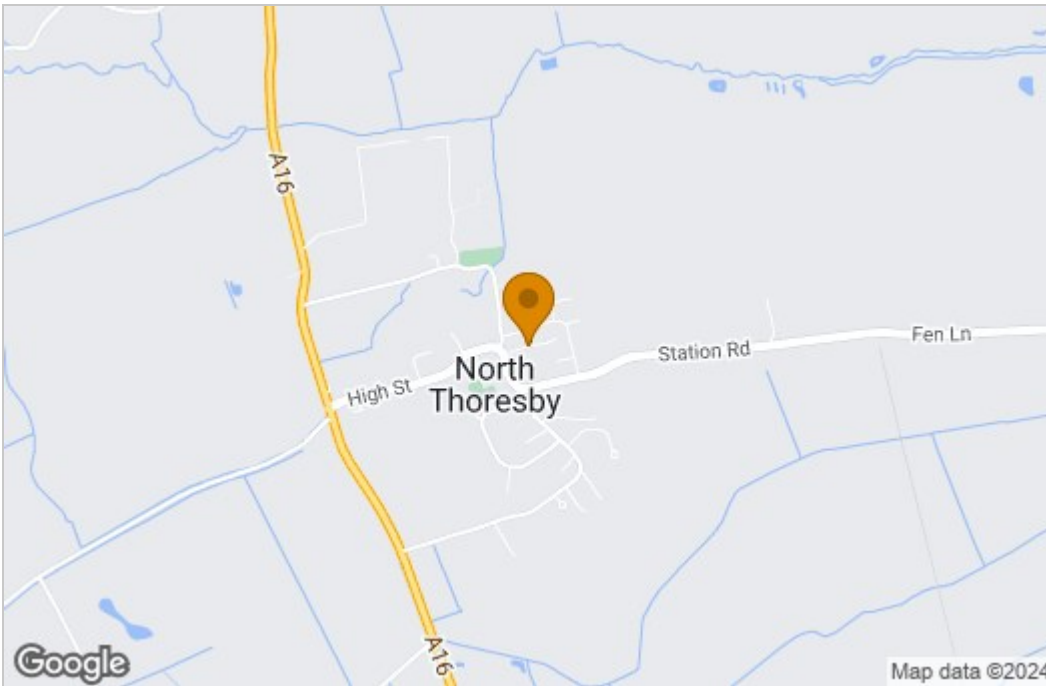
# Floor Plan

## GROUND FLOOR

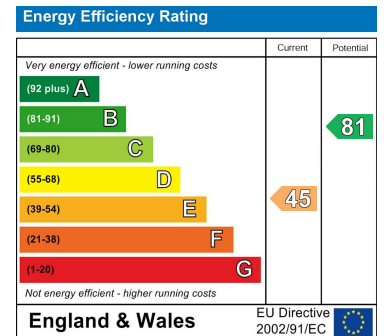


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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