



**17 Fury Avenue, Grimoldby, Louth, LN11 8UN**

**Asking Price £180,000**

TES Property bring to the market this modern semi detached house located in the popular village of Grimoldby in a quiet area close to amenities and featuring open fields close by. Internally this well maintained property consists of an entrance hall with front porch, dining kitchen, living room, utility, three bedrooms and a shower room. Further benefiting from an enclosed private rear garden and a sizeable driveway to the front.

### **Location - Grimoldby**

The popular village of Grimoldby is adjoined with the village of Manby. It is approximately 5 miles from Louth, 20 miles from Grimsby and 30 miles from Lincoln.

It is well serviced with a wealth of amenities including a grocery store, a supermarket, an Italian restaurant, a coffee shop, a post office and a cricket club. As well as doctors' surgery, a nursery, a primary school and it's within the catchment of King Edward Grammar School.

The village also offers rural walks with a network of popular footpaths and beaches are only a short drive away.

### **Front Porch**

With window to the front and door leading into hallway.

### **Hallway**

Welcoming hall with laminate flooring, staircase leading to the first floor landing with useful under stair storage cupboard, smoke alarm, radiator and doors into the living room and kitchen.

### **Living Room 12'8" x 12'11" (3.87m x 3.96m )**



With feature fireplace, uPVC double glazed window to the rear, T.V aerial point and radiator.

### **Kitchen Diner 10'1" x 18'10" (3.09m x 5.76m )**



Modern kitchen fitted with a range of high gloss wall, base and drawer units with a complimentary worktop over, integrated oven with four ring electric hob and extractor over, one bowl stainless steel sink unit with drainer and mixer tap, space for dishwasher and fridge freezer, wall mounted 'Ideal' gas combination boiler and tiled splashbacks. There is a breakfast bar and further dining space with uPVC patio doors leading out to the rear garden, spotlights to the ceiling, laminate flooring, T.V aerial point, radiator and uPVC double glazed window to the front with a door to the side into the utility room.

### **Utility 12'5" x 8'3" (3.81m x 2.54m )**

Fitted with a range of wall and base units with a wood effect worktop over with space for a washing machine and tumble dryer, wall mounted consumer unit, radiator, tap, power point and a door to the front and rear.

### **First Floor Landing**

With access to all first floor rooms, uPVC double glazed window to the front, loft access hatch and smoke alarm.

**Bedroom One 10'3" x 12'11" (max) (3.14m x 3.94m (max) )**



With uPVC double glazed window to the rear and radiator.

**Bedroom Two 10'4" x 10'0" (3.17m x 3.07m )**



With uPVC double glazed window to the rear, T.V aerial point and radiator.

**Bedroom Three 8'5" x 8'5" (2.57m x 2.57m )**



With uPVC double glazed window to the front, built in storage cupboard and radiator.

**Shower Room 5'5" x 7'11" (1.66m x 2.42m )**



Modern shower room fitted with a wash hand basin in vanity unit with cupboards, W.C and shower cubicle with waterfall shower head and glass shower screen. Further featuring a heated towel rail, tiled splashbacks, radiator, lino flooring, uPVC double glazed privacy glass window to the side, extractor and spotlights to the ceiling.

## Outside



The rear garden is fully secure and enclosed with fencing and mature shrubs to the boundary. The area is mainly laid to lawn with a spacious decking area with an additional patio area and external power point.

The property is fronted with a sizeable driveway which provides ample off road parking. There is a low maintenance front garden that is laid with gravel and fronted with mature bushes.

### Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### Tenure

The property is believed to be freehold and we await solicitors confirmation.

### Council Tax Band

East Lindsey Council Tax Band A

### Opening Hours

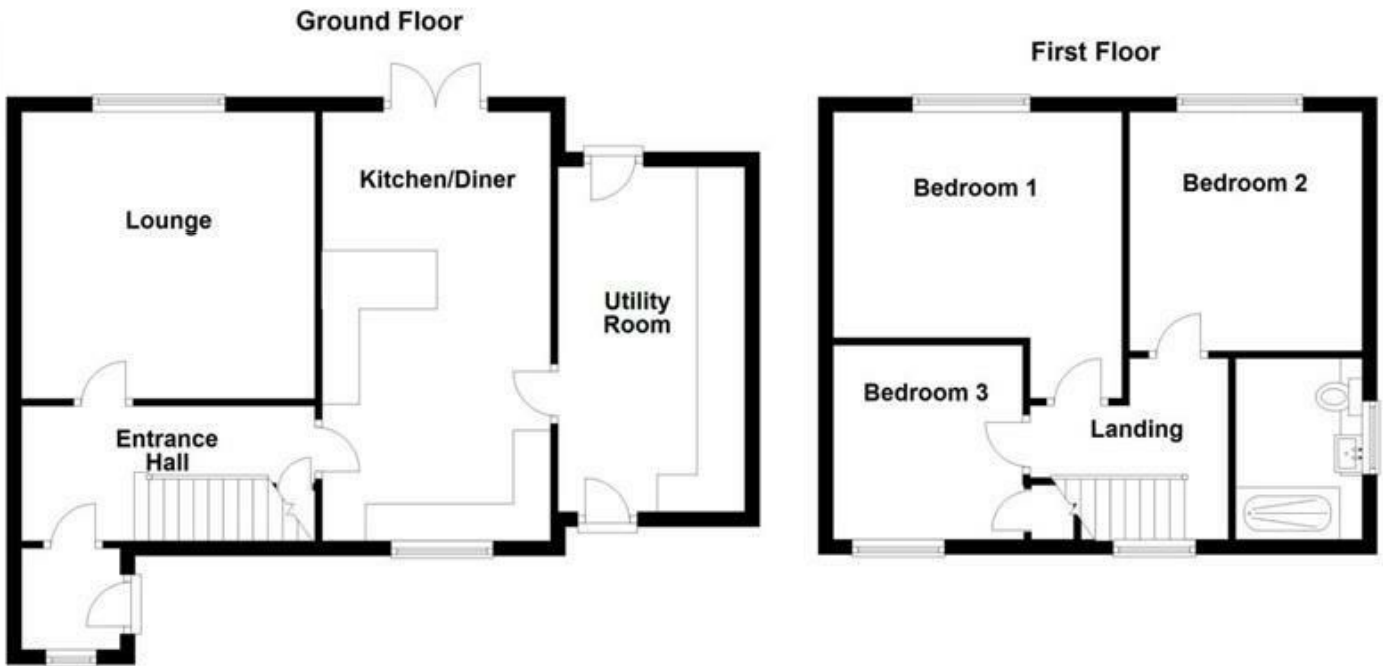
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

### 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)

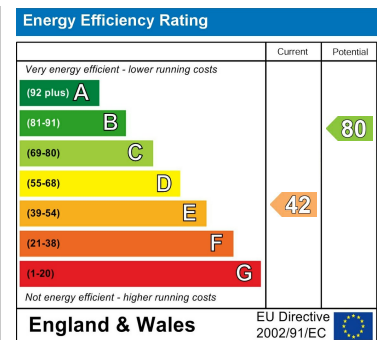
# Floor Plan



# Area Map



# Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.