



4 Smithfield, North Thoresby, Grimsby, DN36 5RU
Asking Price £335,000

NO ONWARD CHAIN

TES Property bring to the market this well maintained bungalow located in the popular village on North Thoresby, situated between the towns of Louth and Grimsby, only 7.9 miles to the market town of Louth and 8.4 miles to Grimsby. This move in ready property features three bedrooms, a kitchen, dining room, living room, conservatory and shower room. The impressive rear garden is a great size and benefits from being low maintenance with AstroTurf, gravel and planters throughout with lovely views of the rear fields and further featuring a garage and workshop. Viewing is a must to truly appreciate what is to offer!

Entrance Hall



Spacious L-shape hallway with two radiators, coving and artex, smoke alarm and laminate flooring. Doors lead to all ground floor rooms and a staircase to the first floor.

Living Room 19'10" x 11'11" (6.051m x 3.642m)



The focal point of the living room is the gas fireplace. The room further comprises a uPVC double glazed window to the front and side, two radiators, coving and artex to the ceiling and a T.V aerial point.

Kitchen 15'9" x 9'4" (4.823m x 2.860m)



Fitted with a range of wall, base and drawer units with worktop over. There is an integrated oven and grill along with a four ring electric hob with splashback and extractor over, one bowl sink unit with drainer and mixer tap and under counter space and plumbing for a washing machine, larder fridge and the free standing 'Worcester' oil fired boiler. The floor is tiled, there is coving, artex and spotlights to the ceiling, uPVC double glazed window to the front and a door to the side.

Bedroom 1 12'8" x 10'11" (3.872m x 3.332m)



With a radiator, uPVC double glazed window to rear, fitted wardrobes to one wall and an additional built in storage cupboard.

Dining Room 10'11" x 13'1" (3.335m x 3.992m)



With a radiator, coving and artex to the ceiling, T.V aerial point, uPVC double glazed window to the rear and built in storage cupboard. A door leads into the conservatory.

Conservatory 10'5" x 12'6" (3.183m x 3.820m)



With Dwarf brick wall with uPVC double glazed windows to all three exteriors walls, patio doors to the side leading to a sheltered patio area which overlooks the garden, tiled flooring, a ceiling fan, power points and lighting.

Bedroom 3 8'8" x 10'0" (2.667m x 3.061m)



With coving and artex to the ceiling, a radiator and double glazed window to the side.

Shower Room 7'9" x 9'11" (2.376m x 3.031m)



Sizeable room fitted with a three piece suite consisting of a W.C, a large corner shower cubicle with sliding glass doors and a wash hand basin. The room is fully tiled with a uPVC double glazed privacy glass window to the side, coving and artex to the ceiling and a radiator.

First Floor

Landing Space

With a smoke alarm and a door into the bedroom and loft space which has power, lighting and is fully boarded.

Loft Room / Bedroom 2 17'8" x 12'8" (5.39m x 3.861m)



With uPVC double glazed window to rear, 2 x Velux windows and a radiator.

Garage 9'3" x 19'0" (2.821m x 5.796m)

With electric roller door, power and lighting. There is an opening into the workshop with a window to the side.

Workshop 17'7" x 10'3" (5.373m x 3.135m)

Fitted with workbenches and has power, lighting, a window to the rear and a door to the side.

Garden



This impressive garden is split into two sections, the first section is a patio area with a range of mature shrubs and plants with feature areas laid to lawn with pathways and gravelled areas. There are several seating areas overlooking the garden, a well and access down either side of the property . A ramp leads up to a large area which is laid with AstroTurf with a gravelled area surround it. There a range of fences and bushes to the boundary. The oil tank is located in the garden.

Services

Mains water, drainage and electricity are understood to

be connected. The property central heating is oil fired along with bottled gas for the fireplace. 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.

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

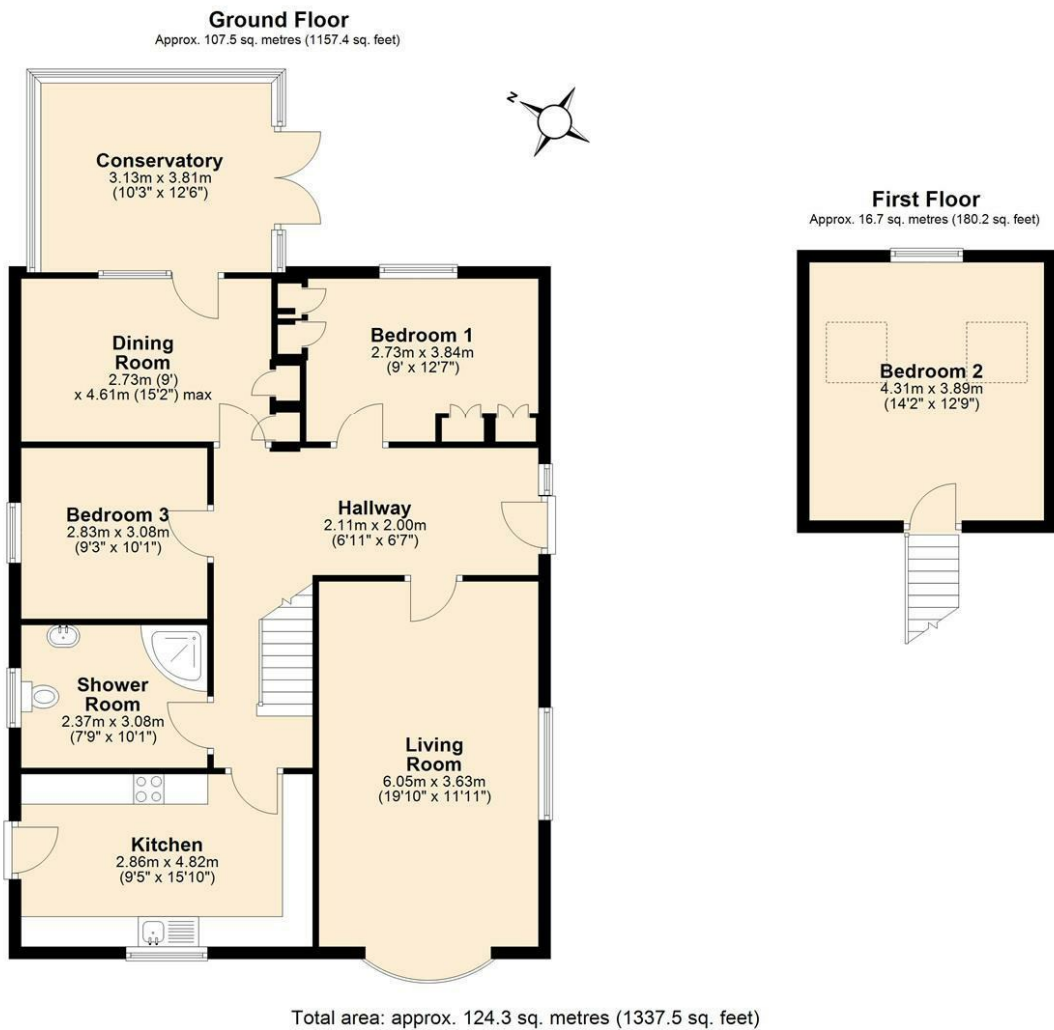
Brochure Prepared

January 2025.

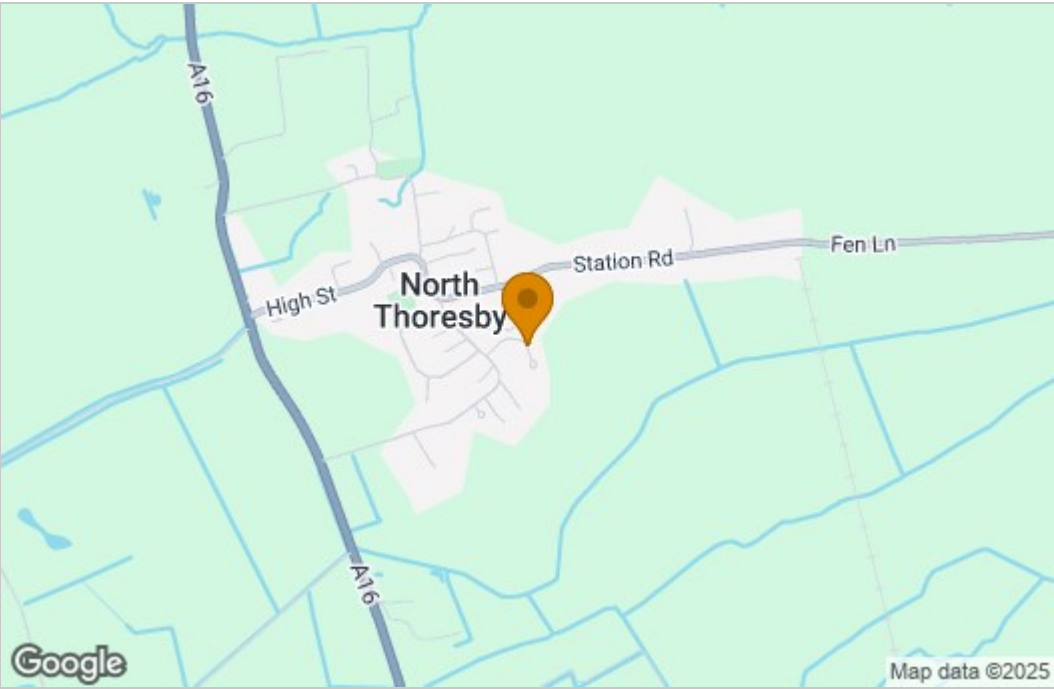
Council Tax Band

Band C.

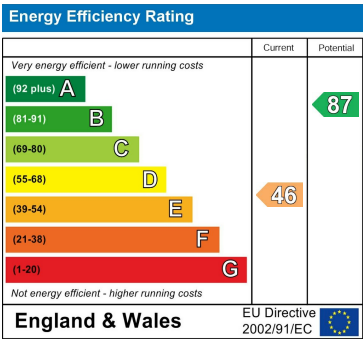
Floor Plan



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.