



Ashdene Eastfield Lane, Grimoldby, Louth, LN11 8TD

Asking Price £230,000

TES Property bring to the market this well maintained detached bungalow located in the village of Grimoldby, only 6 miles to the market town of Louth. This delightful property offers a kitchen, dining room, living room as well as a conservatory, ample places to sit and relax. There are three bedrooms and a family bathroom. Externally the property benefits from a front and rear garden with off road parking for multiple vehicles and a detached garage.

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.

Kitchen 17'11" x 9'10" max. (5.47m x 3.00m max.)



Enter via the side entrance door into a cloak area with coat hooks and storage cupboard housing the Viessmann combi boiler. The L -shape kitchen which is fitted with a range of white wall, base and drawer units units with a contrasting roll edged worktop and splashback tiling. There is a one and a half bowl sink unit and drainer, plumbing for washing machine and dishwasher, gas cooker point with pull out extractor over and space for fridge freezer. Tile effect flooring, radiator and uPVC double glazed window to the side elevation.

Dining Room 8'7" x 9'11" (2.64m x 3.025m)



With uPVC double glazed French doors to the side elevation leading into the conservatory, along with a radiator, coving to ceiling and glazed double doors leading to the living room.

Living Room 10'10" x 14'11" (3.32m x 4.57m)



uPVC double glazed window to front elevation, radiator, electric fire set in granite style surround and hearth.

Conservatory 12'2" x 9'6" (3.73m x 2.91m)



Dwarf brick wall with uPVC double glazed windows to all three exterior walls, with tiled flooring, radiator, ceiling fan and light and French doors to the rear opening out to a private patio area.

Inner Hallway

With loft access and airing cupboard.

Bedroom 1 12'4" x 10'0" (3.76m x 3.06m)



With uPVC double glazed window to the rear elevation and a radiator.

Bedroom 2 9'11" x 9'11" (3.04m x 3.04m)



With uPVC double glazed window to rear elevation, radiator and coving to the ceiling.

Bedroom 3 6'9" x 7'8" (2.082m x 2.357m)



With uPVC double glazed window to the side elevation, radiator and coving to the ceiling.

Bathroom 5'4" x 6'7" (1.63m x 2.02m)



Fitted with a three piece suite consisting of panelled bath

with shower and glass screen over and wash basin and w.c. set into modern bathroom unit. There is a chrome towel rail, fully tiled walls, wall mounted mirror fronted cupboard and a uPVC double glazed window to the side.

Front Garden

The front garden is mostly paved providing ample off road parking or possible standing for caravan. The driveway leads down the side of the property to the detached garage.

Detached Garage 8'3" x 17'0" (2.52m x 5.19m)



Single garage with up and over door, personnel door, power and lighting.

Rear Garden



The rear garden is mostly laid to lawn with mature shrubs and bushes throughout, there are several seating areas with block paved patios and pathways. There is a greenhouse area with electric and an outside tap.

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.

Brochure Prepared

March 2025.

Council Tax

East Lindsey District Council Tax Band C.

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

Floor Plan

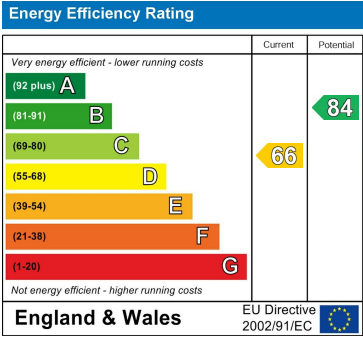


Total area: approx. 77.9 sq. metres (838.8 sq. feet)

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.