



Sangro High Street North Thoresby, Grimsby, Lincolnshire DN36 5PL

Situated in this ever popular village located equidistant between the market town of Louth and Grimsby. Reputable schooling, local shops and amenities. A good size, extended THREE BEDROOM SEMI DETACHED HOUSE with established gardens to the front & rear. The gravel driveway leads to the single attached garage. Accommodation offers Entrance Porch, Hall, Living Room, Dining Kitchen and open plan sitting/garden room. First floor landing with the main bedroom providing a range of built in wardrobes. Additional second double bedroom and a third small bedroom with built in high rise single bed arrangement. Generous bathroom with white suite and corner set shower enclosure. Oil fired central heating system. Double Glazing. Immediate Availability.

£895 Per Calendar Month

- GENEROUS SEMI DETACHED HOUSE IN POPULAR VILLAGE LOCATION
- DRIVE & GARAGE WITH ESTABLISHED AND GOOD SIZE GARDENS
- ENTRANCE PORCH & HALLWAY
- LIVING ROOM, DINING KITCHEN AND REAR SITTING/GARDEN ROOM
- MAIN BEDROOM WITH RANGE OF BUILT IN WARDROBES
- ADDITIONAL SECOND DOUBLE BEDROOM WITH VIEW TO REAR
- 3RD SINGLE BEDROOM WITH BUILT IN HIGH RISE BED ARRANGEMENT
- GOOD SIZE BATHROOM WITH WHITE SUITE AND ENCLOSED SHOWER
- OIL FIRED CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- IMMEDIATE AVAILABILITY



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

A double glazed entrance door with matching glazed side panel leads to:-

ENTRANCE PORCH

5'6" x 3'10" (1.70m x 1.18m)

With additional glazed door & Side light leads to:-

ENTRANCE HALL

16'6" x 5'7" (5.05m x 1.72m)

Having staircase with spelled balustrade, under stair recess, built in storage cupboard, central heating radiator. Directly off is the:-



LIVING ROOM

17'5" x 11'0" (5.32m x 3.37m)

With prominent double glazed picture window to front aspect, 2 x central heating radiators. Coving to textured ceiling. Recess to chimney breast wall with tiled hearth and surround. 2 x wall light fittings and ceiling light point.



DINING KITCHEN

17'1" x 10'0" widening to 13'3" (5.23m x 3.05m widening to 4.05m)

Fitted with a range of wall and base units in an Oak style finish incorporating built in double electric oven, electric ceramic hob, extractor hood, integrated dish washer, fridge & freezer. Space and plumbing for automatic washing machine. Limed oak style work surfacing with inset 1.5bowl stainless steel sink unit with mixer tap. Central heating radiator. Open plan to:-



SITTING ROOM

16'3" x 9'2" (4.97m x 2.81m)

With expanse of double glazed window sections giving views over the rear garden. Additional double glazed French doors with twin side lights leads to the side patio area. Recess lighting to ceiling. 2 x central heating radiators.



FIRST FLOOR LANDING

With continuation of the spelled balustrade. Loft Access. All rooms directly off as follows:-

BEDROOM 1

12'11" x 10'4" (3.94m x 3.16m)

Fitted with a range of built in wardrobes and matching drawer unit. Double glazed window to front. Central heating radiator. Wall mounted central heating time controls.



BEDROOM ADDITIONAL PHOTOGRAPH



BEDROOM 2

10'8" x 10'0" (3.27m x 3.05m)

With double glazed window to rear, central heating radiator, coving to textured ceiling



BEDROOM 3

9'3" x 6'3" (2.82m x 1.92m)

With double glazed window to front aspect. Built in raised single bed frame. Central heating radiator. Coving to textured ceiling.



BATHROOM

13'4" x 6'0" (4.08m x 1.85m)

With white bathroom suite comprising encased bath, vanity hand basin over built in toiletry cupboard, low flush WC and corner set shower enclosure. 2 x central heating radiators. Recess lights to panelled ceiling. double glazed window to rear.



OUTSIDE

The property has established gardens to both front and rear. The front garden has a small grassed area and predominantly gravelled driveway for off street parking and leading to the garage.

The rear garden is mainly grassed with established plants & shrubs. Raised patio area. Garden store/shed. Boundaries defined by timber fencing. Oil storage tank. Outside tap.



REAR GARDEN VIEW



SINGLE GARAGE

18'4" x 7'10" (5.60m x 2.39m)

With up & over door, additional courtesy door & window to rear. Floor standing oil fired central heating boiler. Electric meter & consumer unit.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - D

RENTAL APPLICATION TERMS

The general rule of thumb is your annual income should be 30 times the monthly rent.

Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.

Also on signing your tenancy agreement one month's rent in advance and a deposit OF £1,032.00 is required

VIEWING ARRANGEMENTS

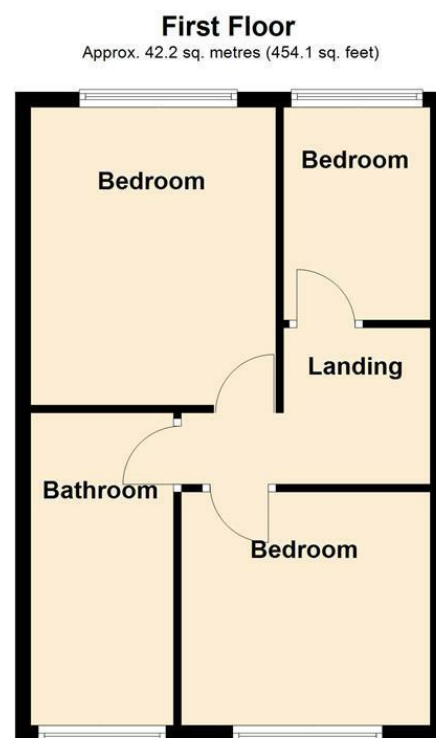
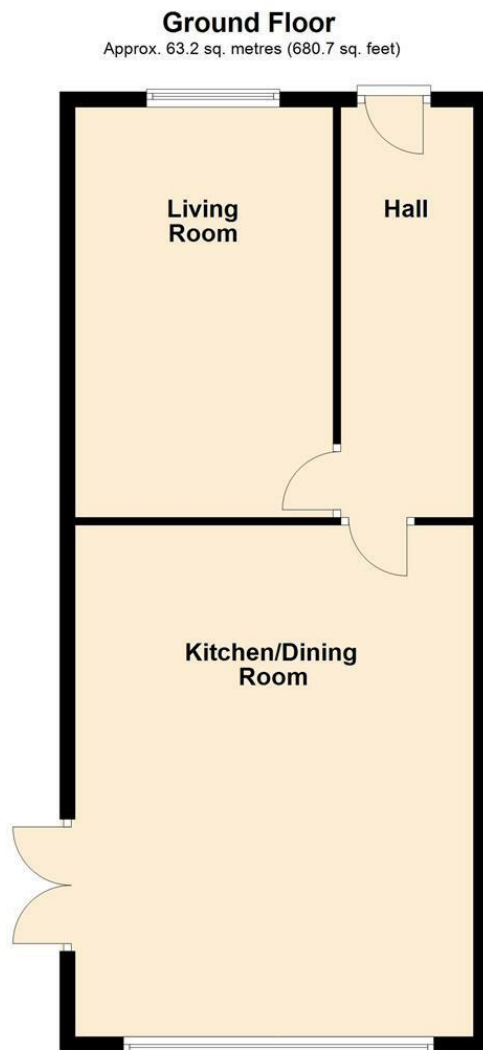
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

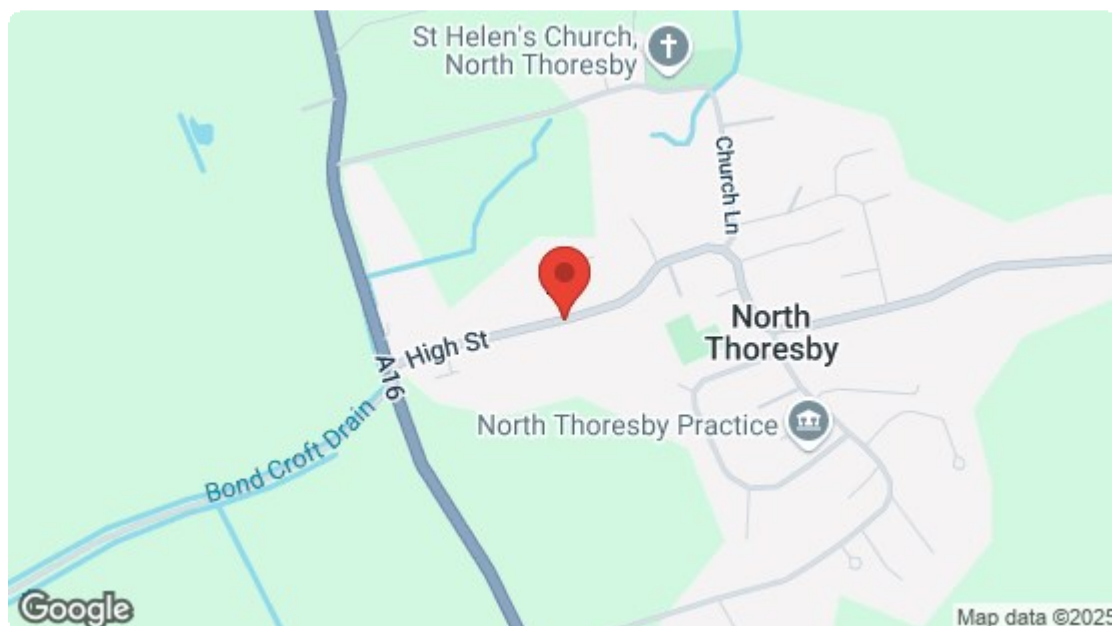
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

CLIENT MONEY PROTECTION

This is to certify that JOY WALKER ESTATE AGENTS LTD trading as JOY WALKER ESTATE AGENTS is part of the Propertymark Client Money Protection Scheme. MAIN SCHEME MEMBER REFERENCE :- C0012356



Total area: approx. 105.4 sq. metres (1134.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.