

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

4 HIGHFIELD CLOSE, NORTH THORESBY GRIMSBY

PURCHASE PRICE £235,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£235,000

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



4 HIGHFIELD CLOSE, NORTH THORESBY GRIMSBY

Nestled within a delightful village setting, this property presents the epitome of peaceful living. The detached bungalow offers a seamless blend of comfort and accessibility with its single-level design. Embracing the outdoors, the residence comes adorned with generously sized gardens, providing an idyllic backdrop for leisure and recreation. Adding to the practical allure, a wider than average garage stands ready to accommodate vehicles and storage needs. This home seamlessly combines village charm, the ease of single-story living, and the pleasure of spacious outdoor and garage spaces.

ENTRANCE HALL

Through a u.PVC double glazed door with a side panel into the hall where doors to all rooms lead off. There is laminate to the floor, a storage cupboard, loft access and two lights to the ceiling.



LOUNGE

11'11 x 15'10 (3.63m x 4.83m)

The lounge is to the front of the property with a u.PVC double glazed bow window, an electric radiator and a light to the ceiling.



4 HIGHFIELD CLOSE, NORTH THORESBY GRIMSBY

LOUNGE



KITCHEN

11'6 x 11'1 (3.51m x 3.38m)

With a range of cream wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. An integrated double electric oven, an electric hob and a housed extractor fan above. There is space for a fridge and plumbing for a washing machine and dishwasher. A u.PVC double glazed window and door, an electric radiator and a light to the ceiling.



4 HIGHFIELD CLOSE, NORTH THORESBY GRIMSBY

KITCHEN



BATHROOM

8'1 x 9'8 (2.46m x 2.95m)

The bathroom with a white suite comprising of a paneled bath, a pedestal wash hand basin and a WC all with chrome fittings and a separate shower enclosure. A u.PVC double glazed window, fully tiled walls, laminate to the floor a light and coving to the ceiling.



4 HIGHFIELD CLOSE, NORTH THORESBY GRIMSBY

BEDROOM 1

14'4 x 11'9 (4.37m x 3.58m)

This spacious double bedroom to the front of the property with a u.PVC double glazed window, an electric radiator and a light to the ceiling.



BEDROOM 1



4 HIGHFIELD CLOSE, NORTH THORESBY GRIMSBY

BEDROOM 2/DINING ROOM

13'0 x 9'8 (3.96m x 2.95m)

Another double bedroom to the back of the property with an electric radiator and a light to the ceiling. This room is currently being used as a dining room.



BEDROOM 3

8'10 x 9'8 (2.69m x 2.95m)

With a u.PVC double glazed window to the rear of the property, an electric radiator and a light to the ceiling.



4 HIGHFIELD CLOSE, NORTH THORESBY GRIMSBY

GARDENS

The front garden has a walled boundary with wrought iron gates, it is mainly laid to lawn with borders of established shrubs and bushes. There is a drive that leads up to the detached garage.

The rear garden has a fenced and tree-lined boundary and is mainly laid to lawn with established borders. There is a patio area ideal for enjoying this peaceful and tranquil garden.



GARDENS



4 HIGHFIELD CLOSE, NORTH THORESBY GRIMSBY

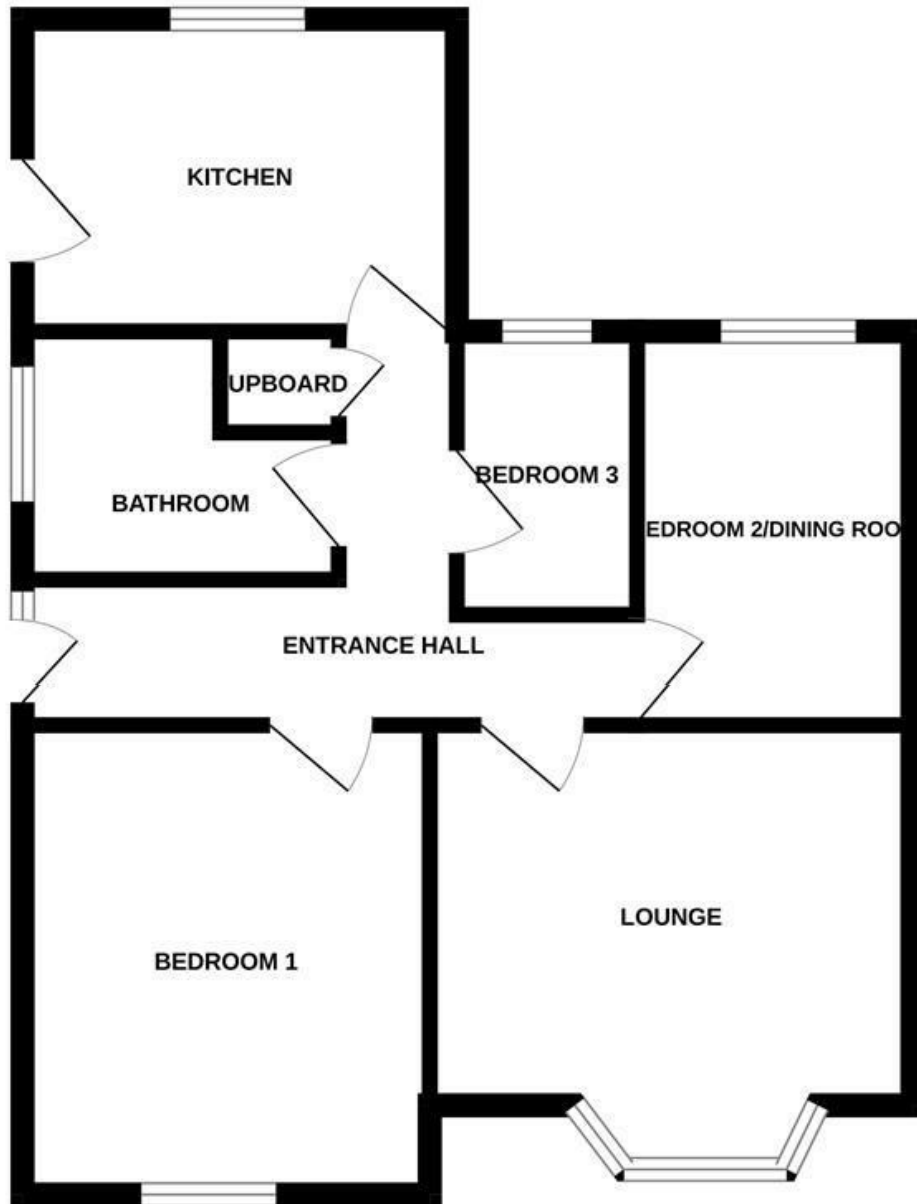
GARAGE

22'0 x 13'0 approx (6.71m x 3.96m approx)

The wider than average garage easily fits a car.
With an electric door, light and power and an
EV car charger.



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

80

44

England & Wales

EU Directive 2002/91/EC

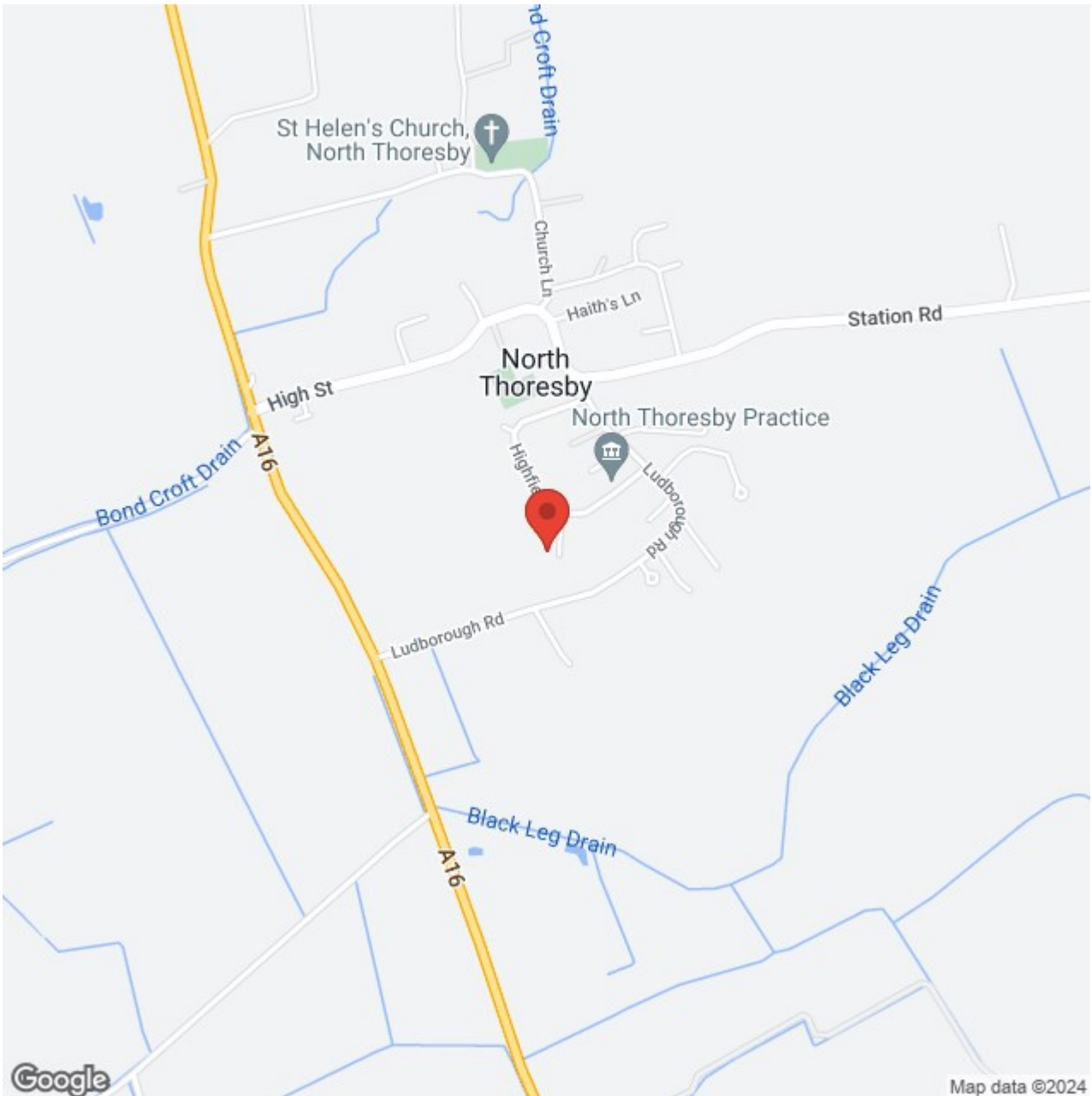


Environmental Impact (CO₂) Rating

	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



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland