



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



High Gates Church Lane  
North Thoresby  
Grimsby  
DN36 5QG

£325,000

Coming to the market with NO FORWARD CHAIN is this good sized four bedroom detached bungalow in the centre of the beautiful village of North Thoresby. Set on a rising elevated plot of 0.11 acres, this bungalow offers a super modern layout combined with original touches including coving, front door and curved walls that call back and hints to its original 1930's past. The property offers a flexible layout inside and briefly consists of entrance hall, lounge, kitchen diner living room, four bedrooms of which three are doubles and family bathroom. Outside the property offers good sized south west facing gardens to the rear and side with parking to the side for three cars off road as well as detached single brick garage with traditional wooden doors. The property is with easy reach of village amenities and bus transport links.

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**Entrance hall**

6' 1" x 20' 4" (1.85m x 6.20m)

A spacious wide entrance hall has original timber door and stained glassed and leaded windows to the front front with covered porch in front with tiled floor. Inside the hallway has solid wood floor, cream and white decor to coving with original plate rail. The area has pendant light and radiator.

**Lounge**

12' 0" x 12' 0" (3.65m x 3.65m)

The lounge has uPVC bay window to the front, cream and white decor to original coving and picture rail. The room has brown carpet, radiator, pendant light and feature fireplace with bulky wood surround, open fireplace with brick inset, stone hearth and space for log burner.

**Kitchen diner**

13' 10" x 12' 5" (4.21m x 3.79m)

The kitchen diner is open plan to an extended living area to the back and has a range of cream wall and base units to three sides with wood effect work tops over and white ceramic one and a half sink drainer. The room has white splash back tiling, brown ceramic tiled floor, space for range cooker with extractor over, integral dish washer, large washing machine housing cupboard and space for tall American fridge freezer. The room has pendant light and radiator.

**Living area**

6' 11" x 9' 11" (2.12m x 3.01m)

The extended living area has two uPVC windows, brown tiled floor, white decor, radiator and glazed uPVC door to the rear.

**Bedroom One**

11' 11" x 12' 0" (3.64m x 3.65m)

A large double bedroom to the front has uPVC bay window, blue and white decor with coving and dado rail, brown carpet, radiator and pendant light.

**Bedroom Two / Dining room**

10' 7" x 10' 11" (3.22m x 3.34m)

Currently used for dining the second bedroom has uPVC window to the side, brown carpet, blue and white decor with picture rail and coving, built in storage, radiator and pendant light.

**Bedroom Three / Office**

9' 7" x 9' 11" (2.93m x 3.03m)

The third bedroom is currently used as a study with uPVC window to the rear, cream and white decor with coving and dado rail, radiator and pendant light.

**Bedroom Four**

6' 10" x 7' 0" (2.08m x 2.13m)

A smaller fourth bedroom has uPVC window to the side, brown carpet, yellow and blue decor, radiator, pendant light and coving.

### **Family Bathroom**

7' 10" x 5' 11" (2.39m x 1.80m)

A good sized family bathroom has traditional style three piece suite with shower over bath having bi-folding glass screen over, white metro tiled splash backs, uPVC frosted window, wood vinyl flooring, extractor, radiator and ceiling light.

### **Detached garage**

16' 2" x 8' 3" (4.94m x 2.52m)

The detached single garage is of brick and tile construction with traditionally opening wood frosted doors to the front, the garage has power and light with uPVC window to the side. The driveway leading to the garage has space for up to three cars with open front and is laid to concrete and gravel. There is a low timber gate to the come into the garden.

### **Front garden**

The front of the property is elevated from the road and is accessed up concrete steps to the 'high gate' The front has a mix of low and higher established bushes that provide some screening. The front the has concrete path to the front door and to the rear with the garden being laid to lawn.

### **Side garden**

The south facing side garden is laid to lawn with concrete path to the rear. There is a mature border with a mix of low flowing plants and shrubs and larger plants including trees that provide both privacy and security. To this boundary there is also a tall timber fence.

### **Rear garden**

The rear garden has slab patio area running around the back of the house to a concrete hard standing where there is a timber shed. An old sturdy historic wall then retains a higher part of the garden which has steps up to it and has lawn. There is a well stocked border area and the whole of this part has tall timber fencing.



**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however  
Crofts have not inspected or tested any of the services or service  
installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are  
strictly by appointment only please.

**Council Tax Information**

Band C: To confirm council tax banding for this property please  
view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)





**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
104.8 sq.m. (1128 sq.ft.) approx.



TOTAL FLOOR AREA: 104.8 sq.m. (1128 sq.ft.) approx.

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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