



# CROFTS ESTATE AGENTS

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



## Templemans Lane

North Thoresby  
DN36 5PY

Offers in the Region Of  
£425,000

Coming to the market with NO FORWARD CHAIN is this quite stunning and immaculately presented three bedroom detached bungalow. Set on 0.23 acres close to the centre of the beautiful idyllic commuter village of North Thoresby, this gem of a property was completely stripped, extended and refurbished back from its bare brick and transformed into what we see today. Obviously this means that the property is entirely new as of 18 months ago. No expense has been spared by the current owners to make this property fit for future use with quality fixtures, fittings and finishes at every turn. The property briefly comprises entrance hall, sitting/dining room, breakfast kitchen, lounge, lobby area, main bedroom and stunning en suite shower/bathroom, two further bedrooms and family shower room. Outside the garden to the rear is as finished as the house itself, complete with the addition of a summer house and covered decking area and various other

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### Entrance

4' 1" x 4' 9" (1.25m x 1.45m)

A short entrance separates the front to the sitting dining room and has composite frosted uPVC door, wood Kardeen style flooring, wood paneling and built in seat with cream decor to coving and pendant light.

### Sitting / Dining room

16' 6" x 12' 3" (5.03m x 3.74m)

A large room has space for both dining and seating with a table and chairs for six sitting comfortably in the space. The area has three uPVC windows. Kardeen equivalent flooring cream decor to coving, radiator, four down lights, and pendant light. The area is open planned to the kitchen breakfast room and has wood glazed French doors to the lounge.

### Lounge

14' 3" x 14' 11" (4.34m x 4.54m)

The lounge is a good sized and has two uPVC windows to the front and uPVC French doors to the rear garden. The room has wood effect Kardeen equivalent flooring, cream decor to coving, radiator, pendant light and a marble log burner to the slate tiled fireplace which has stone hearth and wood mantle.

### Kitchen breakfast room

16' 6" x 10' 6" (5.04m x 3.20m)

A stunning breakfast kitchen has a generous range of matte grey wall and base units to all sides with white marbled quartz work top and splash back returns over plus routed drainer and sunken 1.5 sink. The room has range cooker with extractor over, space for american fridge freezer, washing machine and dryer closet cupboard, space for a dish washer if required, white decor to coving, two uPVC windows and uPVC door to the side, wood effect Kardeen equivalent flooring, two ceiling lights and radiator. The room is open plan to the sitting / Dining room and has space itself for a breakfast table and chairs.

### Lobby

The rear lobby leads to bedrooms and bathrooms and has wood effect Kardeen equivalent flooring, cream decor to coving, ceiling light, storage cupboard and radiator.

### Bedroom One

10' 7" x 16' 10" (3.23m x 5.14m)

The largest bedroom is at the back of the house and has two uPVC windows to the garden with fitted blinds, fitted wardrobes, grey carpet, white decor to coving, radiator and pendant light.

### En suite

9' 9" x 9' 5" (2.96m x 2.86m)

A quite stunning en suite has large delux jacuzzi bath, vanity sink and WC, large low threshold glass box corner shower unit, grey

splash back tiling, matte grey storage cupboards, white decor, frosted uPVC to the rear, grey towel radiator, ceiling light and extractor.

#### **Bedroom Two**

9' 9" x 9' 11" (2.98m x 3.03m)

A double bedroom with uPVC window to the rear with fitted blinds, light grey decor to coving, beige carpet, radiator and pendant light.

#### **Bedroom Three**

8' 8" x 7' 10" (2.63m x 2.40m)

With uPVC window and blind to the side, beige carpet, cream decor to coving, radiator and pendant light.

#### **Family shower room**

6' 5" x 7' 10" (1.95m x 2.38m)

The shower room has large corner glass box shower cubicle with low threshold tray, vanity sink and WC, grey storage units, grey splash back tiling, white decor to coving, grey radiator, frosted uPVC window, wood effect Kardeen style flooring, extractor and ceiling light.

#### **Double Garage**

18' 3" x 17' 0" (5.55m x 5.19m)

A large double garage extension has up and over electric garage door, uPVC door and two windows to the rear, power and light with eaves storage.

#### **Summer house**

10' 7" x 11' 7" (3.22m x 3.52m)

A well constructed summer house sits in the sunny corner of the garden and has two uPVC windows and two glazed doors to the covered composite decking area. The summer house is insulated and has both power and light,

#### **Front garden and parking**

An expansive front garden is primarily laid to gravel for off road parking with central feature tree and bed. To the sides the front has a mix of soft and hard fenced boundaries with well stocked borders to both sides and front. There are metal gates to the shared access road to the property. There are gates to both sides leading to the rear garden and a covered porch to the front of the house.

#### **Rear gardens**

A stunning manicured landscaped rear garden has a wealth of features starting from the back of the house with circular patio area with gravel leading to a side log store and large storage shed, onto well maintained lawn area with slab path to the bottom and to the other side of the house. The path leads to the summer house, decking and blue slate patio area where the sun hits the most. The garden has soft hedge and planted borders to all sides with a range of small shrubs to large plants and trees.

#### **Tenure**

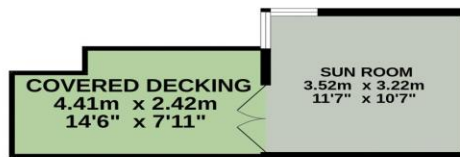
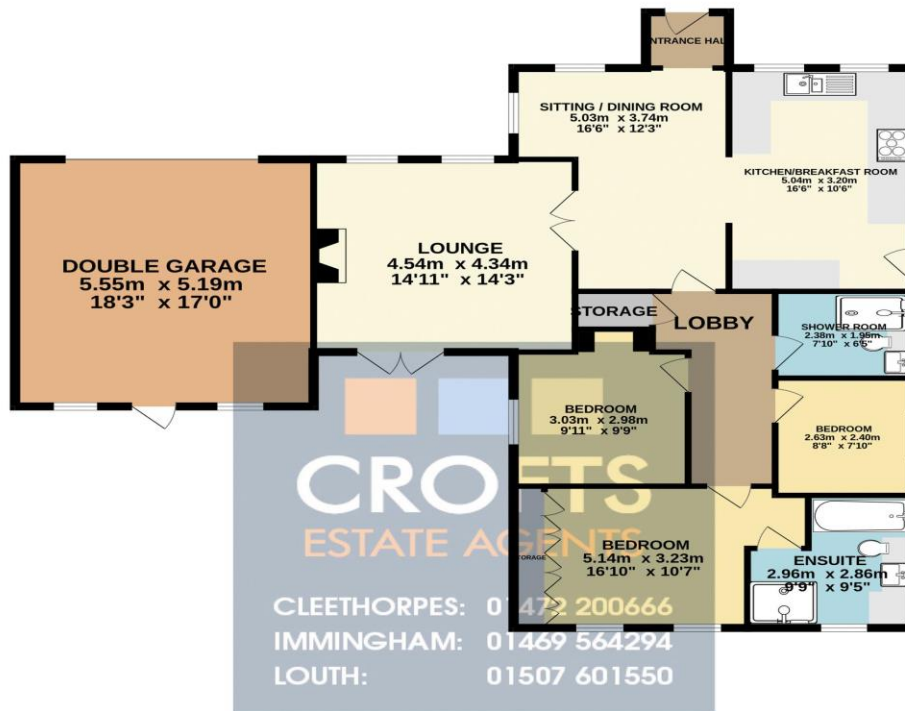
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

#### **Services**

All mains services are understood to be connected, however



GROUND FLOOR  
143.4 sq.m. (1543 sq.ft.) approx.



TOTAL FLOOR AREA : 143.4 sq.m. (1543 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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