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High Street , North Thoresby



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£269,950



For sale is a stunning detached chalet style bungalow in a sought-after village, offering versatility and comfort with modern features, spacious bedrooms, two reception rooms, a fully functional kitchen, and a generous private plot, making it perfect for

### Key Features

- Exquisite detached chalet style bungalow
- Two reception rooms including conservatory
- Generous private plot with ample outdoor space
- Three/Four well-proportioned bedrooms
- New oil boiler and central heating system
- Desirable village location with good transport links
- EPC rating D
- Tenure: Freehold





For sale is an exquisite detached chalet style bungalow with the added benefit of approved planning permission\*, nestled in a most sought-after village. The property offers a unique blend of comfort and convenience, perfectly suited to families and retirees looking for versatile accommodation.

The property is in good condition and boasts an array of practical features. Offering an inviting and warm atmosphere, the home greets you with a welcoming hall, complete with a cupboard under the stairs and a contemporary composite entrance door. There are four well-proportioned bedrooms, two of which are double sized to the first floor with an accessible separate toilet off the landing. The master bedroom is a particular highlight with its built-in wardrobes and dual aspect windows, providing a bright and spacious living space. The fourth bedroom is a versatile room on the ground floor, which could also serve as a dining room or snug.

The property houses two reception rooms, the first of which is a large, light-filled lounge - perfect for family gatherings. The second is a charming conservatory with a door that leads to the garden, providing a serene space to relax and enjoy the view of the generous private plot.

The fully functional kitchen is equipped with plumbing for both a washing machine and dishwasher, and also includes an oven and hob. Adjacent to the kitchen, there is a rear porch providing access to the rear garden and garage.

The bungalow's bathroom is fully tiled and features a storage cupboard, bath, wc, and wash hand basin, all of which are in good condition but do require some modernisation.

Practicality is a key feature of this property. The house benefits from a new external oil boiler (installed Jan 2024) with a 10 year warranty and oil central heating system, keeping the house cosy during the colder months. The property also features recently installed uPVC double glazed windows throughout, enhancing the energy efficiency of the home.

The property sits on a generous private plot, providing ample outdoor spaces to enjoy. The substantial driveway and garage offer plenty of space for parking.

Located in a desirable village, this property is well-connected with public transport links and close to local schools and amenities. The area also offers lovely walking routes for those who enjoy an active lifestyle.

In conclusion, this property represents a wonderful opportunity for those seeking a comfortable and versatile home in a prime location. Its unique combination of ample indoor and outdoor space, modern features, and convenient location make it an excellent choice for families or retirees alike.

## Measurements

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- Hall 1.95m X 4.12m
- Lounge 3.64m X 5.50m
- Conservatory 3.20m X 2.62m
- Kitchen 3.45m X 2.58m
- Bedroom 1 3.11m X 3.59m
- Bedroom 2 4.26m X 3.57m
- Bedroom 3 4.24m X 2.97m
- Bedroom 4 / Dining Room 3.07m X 2.97m
- Garage 2.94m X 2.77m

## \*Planning Permission Details

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Reference: N/133/01797/21

Proposal: Extension and alterations to existing dwelling to provide additional living accommodation and provision of additional dormer windows and a bay window.

All plans and documents with comments can be reviewed on East Lindsey District Councils Planning Application Portal using the the reference.

## Disclaimer

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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

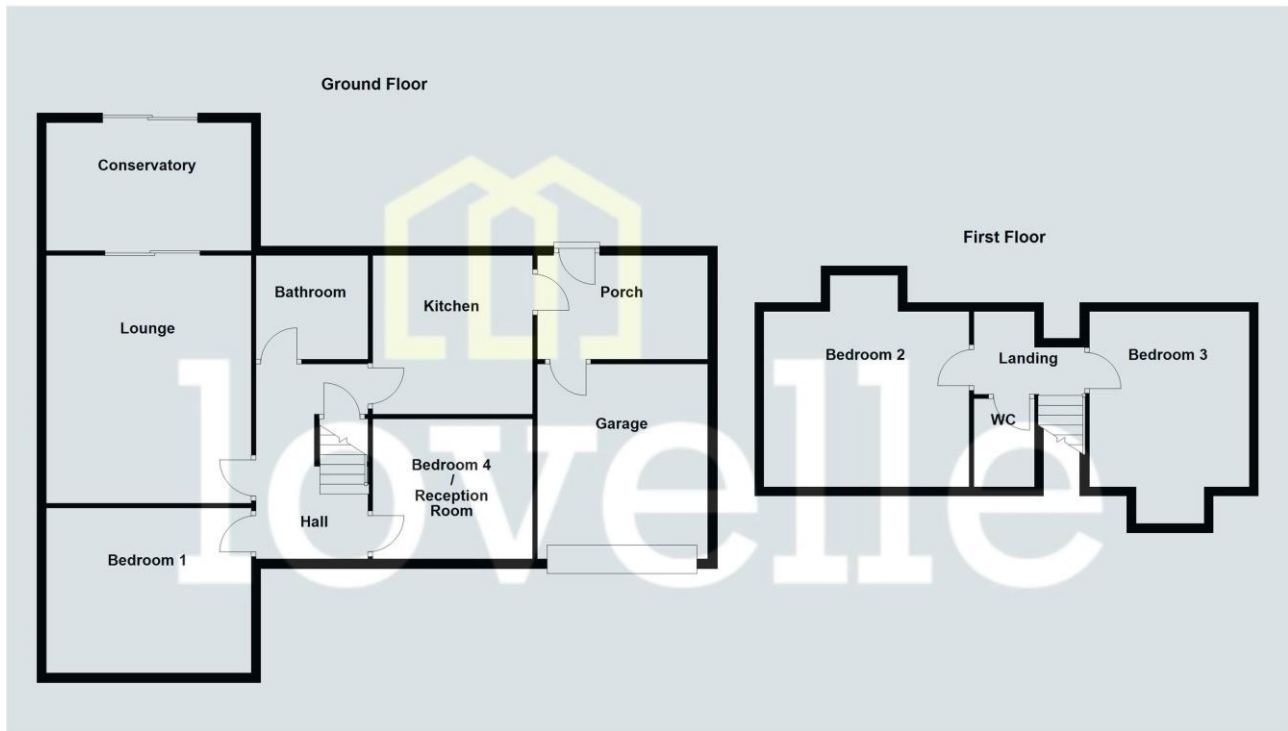
## Mobile and Wifi

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It is advised that prospective purchasers visit <https://checker.ofcom.org.uk/> in order to review available wifi speeds and mobile connectivity at the property.









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01472 251918  
grimsby@lovelle.co.uk

