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Station Road, North Thoresby



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**£374,995**

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A spacious four bedroom executive detached residence located within the sought after village of North Thoresby.

### Key Features

- Executive Detached House
- Four Bedrooms
- Three Reception Rooms
- Superbly Fitted Kitchen & Utility Room
- En-suite, Family Bathroom & GF WC
- Well Presented Accommodation
- EPC rating D
- Tenure: Freehold







Presenting a wonderful, detached house for sale. This charming property is nestled on the edge of North Thoresby Village, near the Lincolnshire Wolds (AONBs), and is the perfect sanctuary for families seeking a peaceful and active lifestyle.

The house offers a generous plot with a stunning, well-stocked and private rear garden that is sure to enchant nature lovers. It also features a driveway, and a large garage. There is ample space to accommodate a large motorhome.

The property is exceptionally well-appointed, boasting three versatile reception rooms and a kitchen. Reception Room 1, the lounge, is a warm and inviting space, complete with a solid fuel stove and dual aspect windows that flood the room with natural light. Reception Room 2 serves as a multipurpose room, perfect for use as a snug or dining room. Reception Room 3 is an open-plan dining area that seamlessly flows into the kitchen, featuring French doors that open out to the garden - perfect for alfresco dining in the warmer months.

The kitchen itself is a chef's delight, fitted with wood-effect units and including a dishwasher, space for a rangemaster style oven, and a 1 & 1/3 sink. It also has an open-plan design to the dining area, perfect for entertaining. Off the kitchen, there is a convenient utility room, finished with matching units and equipped with a sink, as well as plumbing for a washer and space for a dryer.

The property offers four spacious bedrooms, three of which are double sized. The first bedroom is particularly noteworthy, featuring built-in wardrobes and plenty of space for relaxation and rest. The fourth bedroom, while single, is equally spacious and perfect for use as a guest room or home office.

The house is serviced by two modern bathrooms. The first bathroom is suitably appointed with a wc, sink and bath, finished with modern tiles. The second bathroom, equally modern, is fitted with a wc, sink, a shower and serves bedroom 1 as an en-suite.



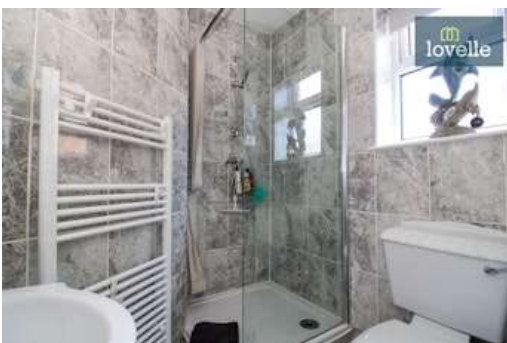
The property is also equipped with oil central heating and uPVC double glazing, ensuring year-round comfort and energy efficiency.

The location offers something for everyone, from public transport links for the commuting professionals, nearby schools for those with children, and local amenities for day-to-day convenience. For those who crave the outdoors, walking and cycling routes are aplenty. The strong local community is also a highlight, with two public houses, a surgery & pharmacy, and the unique feature of a steam railway just 100m away.

In short, this property offers a rare combination of rural bliss and modern conveniences, making it the perfect family home.

## Room Measurements

Porch 0.91m X 1.96m  
Entrance Hall 1.84m X 4.01m  
Lounge 5.98m X 3.88m  
Dining Room 3.02m X 3.76  
Kitchen 3.82m X 3.59m  
Sun Room 4.12m X 4.12m X 2.84m  
Utility Room 3.05m X 1.85m  
Bedroom 1 4.01m X 3.16m  
En-suite 1.76m X 1.79m  
Bedroom 2 2.98m X 3.90m  
Bedroom 3 3.90m X 2.44m  
Bedroom 4 1.91m X 2.47m  
Bathroom 2.60m X 2.36m  
Double Garage 5.21m X 5.95m





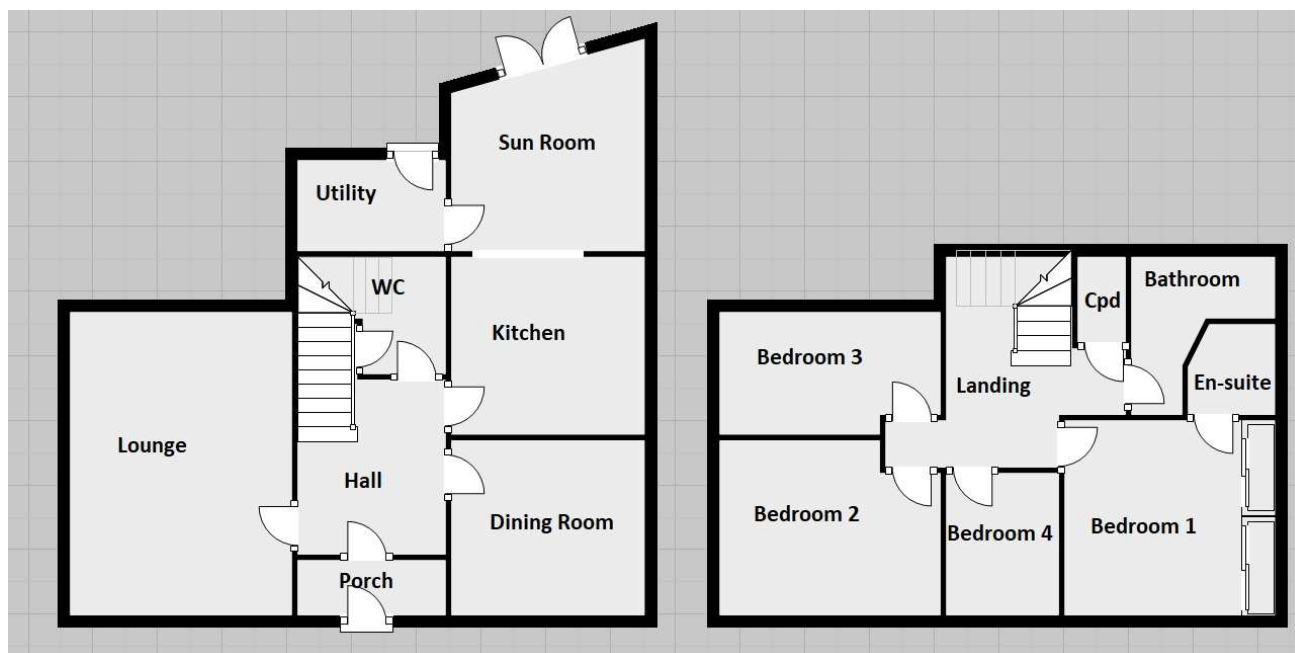
## Disclaimer

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## Mobile and broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





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