



Ashdene Eastfield Lane Grimoldby Louth LN11 8TD

£210,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

A charming detached bungalow offering comfortable single story living ideal for downsizers or those seeking step free access. The accommodation comprises of a bright and spacious living room, a well appointed kitchen, three bedrooms and a modern bathroom as well as a conservatory and dining room. Externally, the property offers a private rear garden, driveway and a detached brick garage, perfect for outdoor living and secure parking. The property is situated down a quiet country lane on the outskirts of this popular village with amenities including a primary school, village hall, Co-op convenience store, as well as a doctors surgery and post office in the adjoining village of Manby. EPC rating D.

Rooms

Lounge

With marble feature fireplace housing electric fire, uPVC double glazed window, coved ceiling.

15' x 10'8" (4.59m x 3.31m)

Dining room

With a radiator, central heating digital control panel, coved ceiling and doors to hallway, kitchen and living room.

9'8" x 8'6" (3m x 2.65m)

Conservatory

With brick base and uPVC double glazed windows and doors, polycarbonate pitched roof, tiled floor, radiator, and uPVC double glazed doors providing access to the dining room. 9'6" x 7' (2.93m x 2.15m)



Kitchen

With fitted wall and base cupboards having gloss fronts in cream, granite effect worktops, porcelain sink having mini sink and drainer board, tiled splash backs, space for a dual fuel cooker, extractor hood, space for fridge freezer, uPVC double glazed window, plumbing for washing machine and dishwasher, radiator, uPVC double glazed side access door, built in store cupboard housing Viessmann gas fired combination central heating boiler. Width measurement narrowing to 4'8" (1.40m)

18' x 9'8" (5.5m x 3m)

Inner Hallway

With built-in storage cupboard and access to roof space.

Bedroom 1

With uPVC double glazed window, coved ceiling, radiator, laminate flooring.

12'3" x 9'8" (3.76m x 3m)

Bedroom 2

With laminate flooring, coved ceiling, radiator and uPVC double glazed window. Minimum depth measurement.

9'8" x 9'8" (3m x 3m)

Bedroom 3

With uPVC double glazed window, radiator, coved ceiling and laminate flooring.

11' x 6'5" (3.36m x 2m)

Bathroom

With panel bath having mains fed T bar shower over, modern vanity wash basin, close coupled toilet with concealed cistern, chrome heated towel rail/radiator, tiled walls and floor, shaver point, uPVC, double glazed window.

Front Garden

The front garden is predominantly blocked paved to provide parking and includes small lawn area with inset shrubs and ornamental trees. Block paved driveway runs down the side of the property leading to:

Detached Single Garage

With up and over garage door, uPVC double glazed window, power and pedestrian access door.

17' x 8'2" (5.2m x 2.52m)

Rear Garden

The rear garden includes a paved patio area, L-shaped lawn, flower and shrub beds as well as a glass greenhouse.

Services

The property is understood to have mains water, electricity, gas and drainage. Gas fired central heating.

Tenure

The property is understood to be freehold.

Mobile

We understand from the Ofcom website there is limited coverage from 70% from EE, 71% Coverage from O2, 65% from Vodafone and 63% from Three.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 14 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 38 Mbps and upload speed of 6 Mbps. Openreach is the available network.



Council Tax Band

According to the government online portal, the property is currently in Council Tax Band C.





FLOORPLAN

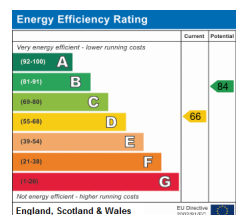
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.