



# CHOICE PROPERTIES

*Estate Agents*

Beggars Roost Priory Lane,  
Grimoldby, LN11 8SP

Offers Over £295,000



Choice Properties are delighted to bring to market this stunning three bedroom detached bungalow that is nestled down a peaceful country lane situated in the charming village of Grimoldby. Benefitting from a lack of through traffic and modern refurbishments throughout, the generously proportioned property internally features a contemporary kitchen, a large living room, three bedrooms (one ensuite), a bathroom, a sun room, and a utility room. To the exterior, the property boasts an attached brick built garage, a block paved driveway, and an elegantly landscaped garden. Available With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating and uPVC double glazed windows throughout, the beautifully presented and abundantly bright internal living accommodation comprises:-

### **Entrance Porch**

4'2 x 1'11

With uPVC entrance door. Tiled flooring. Internal door leading to hallway.

### **Hallway**

17'7 x 13'0 (to furthest measurement)

Internal doors to all rooms. Inset spot lighting. Radiator. Access to partially boarded loft via loft hatch with bespoke pull down loft ladder.

### **Living Room**

12'10 x 23'0

Spacious living room with dual aspect uPVC windows. Feature log burner set in fireplace with tiled hearth and hardwood beamed mantel. Two radiators. Power points. Telephone point. Tv aerial point.

### **Kitchen**

16'1 x 10'4

Fitted with wall, base, and drawer units with work surfaces over. Four ring 'NEFF' induction hob with extractor hood and tiled splashback over. One and a half bowl stainless steel sink with mixer tap and drainer. Integral oven. Integral dishwasher. Space for fridge freezer. Space for dining room table. Radiator. Power points. Large uPVC window to rear aspect. Internal door to utility and living room. uPVC door to sun room.

### **Utility**

5'3 x 8'2

Fitted with wall and base units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Part tiled walls. Power points. Storage cupboard which houses the Worcester oil boiler.

### **Sun Room**

7'1 x 9'2

Tiled flooring. Large uPVC French doors leading to garden. Pitched glass ceiling. Power points.

### **Bedroom 1**

9'10 x 18'5

Double bedroom with large uPVC window to rear aspect. Radiator. Power points.

### **Ensuite Shower Room**

6'1 x 8'5

Fitted with a three piece suite comprising of a large fully tiled walk in shower with traditional shower attachment, a push flush wc, and a wash hand basin set over vanity unit with chrome mixer tap and tiled splash back. Wall mounted cabinet with mirrored doors. Fully tiled flooring. Inset spot lighting.

### **Bedroom 2**

10'1 x 11'5

Double bedroom with a large uPVC window to front aspect. Radiator. Power points.

### **Bedroom 3**

7'11 x 11'5

Large single bedroom with uPVC window to front aspect. Radiator. Power points.

### **Bathroom**

7'11 x 7'9

Fitted with a three piece suite comprising of a panelled bath with mixer tap and shower attachment over, wash hand basin set over vanity unit with chrome mixer tap, and a back to wall wc. Inset spot lighting. Frosted uPVC window to rear aspect. Radiator. Built in storage cupboard with fitted shelving.

## **Garage**

9'3 x 23'1

Attached single brick built garage fitted with power and lighting and an electric roller garage door. Window and pedestrian access door to rear. Consumer unit. Shelving. Electric meter.

## **Garden**

The property benefits from a front and rear garden, both of which have been maintained to an exceptional standard. The front garden is mostly laid to lawn but features a gravelled area for ease of maintenance and a paved footpath lined with mature plants that leads to a side gate which provides access to the rear garden. The rear garden is fully enclosed and private and is guarded to the perimeter with hedging and fencing. The rear garden is mainly lawned but does feature a patio area ideal for outdoor seating.

## **Driveway**

The property benefits from a block paved driveway providing off the road parking for a couple of vehicles.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

Monday to Friday 9.00am to 5.00pm  
Saturday 9.00am - 3.00pm

## **Making An Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

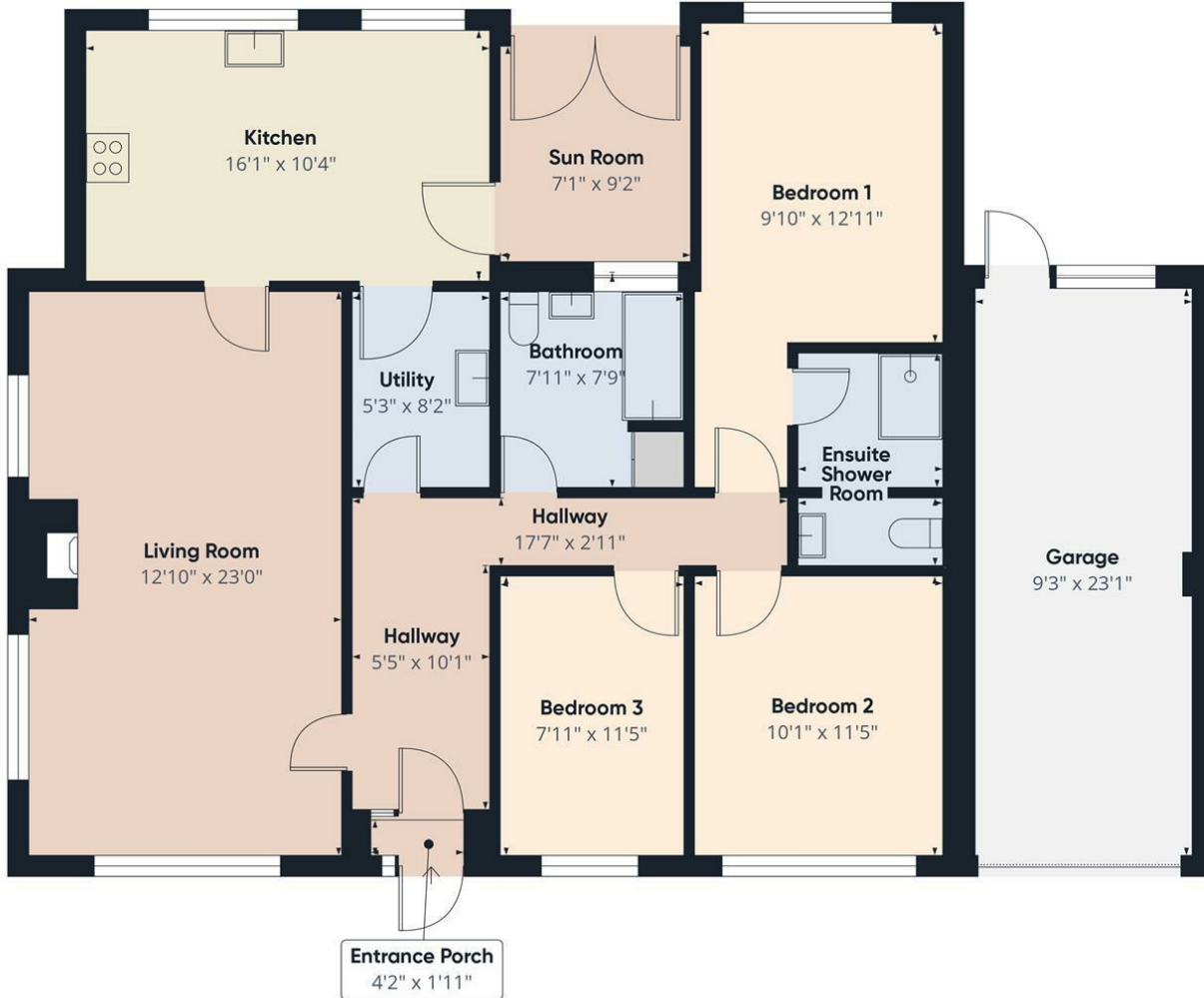
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Approximate total area<sup>m</sup>  
1375 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

Head out of Louth via Legbourne Road, when you reach the roundabout take the first exit onto Manby Road and continue until you reach the crossroads at the traffic lights. Turn left at these crossroads and then take your first right onto Priory Lane. The property can be found a short way along on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

