



Forije Smithfield, Grimsby, DN36 5RU

Offers in excess of £210,000

Occupying a generous plot in the highly desirable village of North Thoresby, Forije is a spacious three-bedroom detached bungalow offering approximately 1,465 sq. ft. of versatile living accommodation, complemented by a detached garage, ample parking and attractive gardens. Offering an excellent balance of reception and bedroom space, this superb home is ideal for families, retirees or anyone seeking single-storey living in a peaceful village setting.

The accommodation is centred around a welcoming entrance hall, leading to an impressive dual-aspect living room measuring over 23ft in length, providing an ideal space for both relaxing and entertaining. The well-appointed kitchen enjoys ample worktop and storage space and is conveniently positioned between the main living areas.

A second reception room offers further flexibility and flows beautifully into a bright sun room overlooking the garden, creating a wonderful place to enjoy the outdoors all year round. A separate shower room/WC adds further practicality for guests.

The bungalow offers three well-proportioned bedrooms, all served by a spacious family bathroom, with the principal and second bedrooms both offering generous double accommodation.

Externally, the property enjoys mature gardens together with a detached garage and driveway providing excellent off-road parking. Situated within the popular village of North Thoresby, the property is well placed for local amenities, well-regarded schools and excellent transport links to Grimsby, Louth and the Lincolnshire coastline.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk