



CHOICE PROPERTIES

Estate Agents

8 Gladiator Road,
Grimoldby, Louth, LN11 8UL

Asking Price £180,000



Choice Properties are delighted to bring to market this superb three bedroom semi-detached house situated on Gladiator Road located in the sought after village of Grimoldby. The property is beautifully presented and benefits from recent refurbishments including newly installed double glazed uPVC windows, a newly installed boiler, and a new garage roof. The residence is generously proportioned and features spacious rooms throughout the interior which include a living room, kitchen, dining room, three bedrooms and a family bathroom. To the exterior, the property boasts a fully enclosed garden, an integral single garage, and a driveway with space for two vehicles. Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating, a new garage roof, and newly installed uPVC double glazed windows throughout, the generously proportioned internal living accommodation comprises:-

Entrance Porch

3'6 x 7'10

With uPVC entrance door. uPVC internal door leading to hallway. uPVC windows.

Hallway

12'3 x 5'11

Staircase leading to first floor landing. Internal doors to dining room and living room. Radiator. Power points. Telephone point.

Living Room

23'9 x 12'7

With large uPVC window to front aspect. Impressive open fireplace with stone hearth and surround. Opening to kitchen. Radiators. Power points. Tv aerial point.

Kitchen

8'0 x 17'3

Fitted with a range of wall and base units with worksurfaces over. Integral twin eye level oven. Four ring electric hob with extractor hood and splashback over. One and a half bowl stainless steel sink with mixer tap and drainer and tiled splashback. uPVC sliding door leading to rear garden. Plumbing for dishwasher. Radiator. Power points. uPVC window to rear aspect.

Dining Room

10'1 x 9'6

Integral door leading to garage. Under stairs storage cupboard housing the consumer unit. Space for dining room table. Opening to kitchen.

Landing

7'10 x 4'9

With internal doors to all first floor rooms. Access to fully boarded loft via loft hatch which houses the newly installed gas combi boiler. Frosted uPVC window to side aspect.

Bedroom 1

13'2 x 10'4

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

Bedroom 2

10'0 x 11'0

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

Bedroom 3

8'0 x 8'3

Large single bedroom with uPVC window to front aspect. Fitted over stairs storage cupboard. Radiator. Power points.

Bathroom

8'0 x 7'6

Fitted with a three piece suite suite comprised of a panelled 'P' bath with chrome waterfall mixer tap and waterproof panelled shower over, a wash hand basin set over vanity unit with chrome mixer tap, and a push flush wc. Chrome heated towel rail. Part tiled walls. Frosted uPVC window to side aspect. Fitted storage cupboard. Extractor.

Garage

23'9 x 9'2

Single integral garage fitted with power and lighting and an up and over garage door. Plumbing for washing machine. Space for dryer. External timber door leading to rear garden. The garage also benefits from having a new roof installed recently.

Garden

The property benefits from garden space to both the front and rear of the property. The rear garden is the larger of the two garden space and is fully enclosed with hedges to the perimeter. The rear garden is predominantly laid to lawn and is lined with various plants and shrubs which add life and colour to the space. The rear garden is also home to a patio found immediately adjacent to the property which provides an ideal space for outdoor seating or entertaining guests. The rear garden also features a fruit tree and an outdoor storage shed. The front garden is a slight smaller garden space with picket fencing to the perimeter. The front garden is also laid to lawn and features a mature tree.

Driveway

Paved driveway providing off the road parking space for up to two 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

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

Viewing Arrangements

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG.
Tel 01507 860033.

Opening Hours

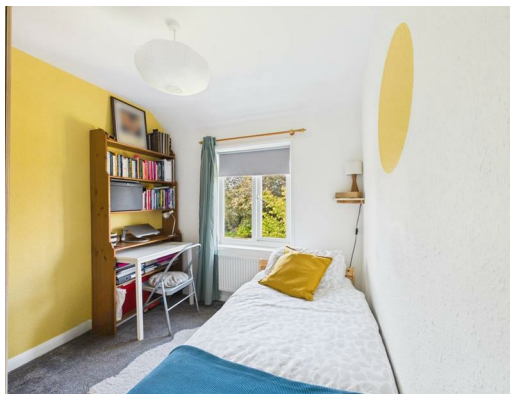
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

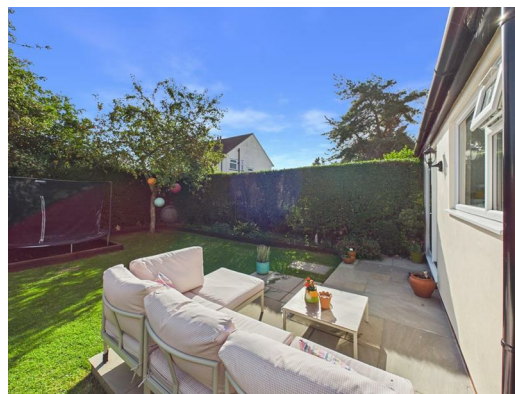
Making An Offer

If you are interested in making an offer on this gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you 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 the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction 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.









Floor 0



Floor 1



Approximate total area^m
1230 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Head out of Louth via Legbourne road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road) for 3 miles then turn left onto Middlegate Meadows. Turn immediately left on Gladiator Road and follow the road round to the right and the property can be found on the right 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		
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		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

