



Thus Far Eastfield Lane Grimoldby Louth LN11 8TD

£250,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

A spacious three bed roomed detached bungalow which is situated in a popular village with amenities, including co-op, convenience store, primary school, village hall, and with a post office and doctor surgery in close by neighbouring village of Manby. The property benefits from ample off street parking with space for a caravan/campervan, a large detached tandem garage with adjoining workshop as well as solar panels.

Rooms

Entrance Hall

With uPVC double glazed front door and double glazed window to side elevation, central heating thermostat control.

W.C.

With hand basin, toilet, radiator, electric consumer unit and meter, Vaillant gas-fired central heating combi boiler.

Lounge

"L" Shape room. With stone fireplace housing a multi fuel Fire Fox multi fuel burner, coved ceiling, two radiators, uPVC double glazed windows, double glazed patio doors and serving hatch to kitchen. 9'3" x 9'0" (2.86m x 2.75m) 19' x 11'9" (5.8m x 3.64m)

Kitchen

With fitted wall and base cupboards, stainless steel sink and drainer, roll top worktops, tiled splash back, space for cooker and stainless steel extractor hood over, uPVC double glazed window and door. 11'5" x 8'5" (3.52m x 2.6m)

Conservatory

With uPVC double glazed windows and external door. 10'5" x 8'1" (3.21m x 2.49m)

Inner Hallway

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



Bedroom 1

With fitted wardrobes, bedside cabinets and dressing table, uPVC double glazed window, radiator and coved ceiling. 13'1" x 11'4" (4m x 3.5m)

Bedroom 2

This bedroom along with the adjoining wet room is currently set up with disabled facilities and has a radiator, uPVC double glazed window, coved ceiling and folding doors opening to wet room. Minimum depth measurement. 9'8" x 9' (3m x 2.75m)

Wet room

With large wash basin, Mira electric shower, part lined splash boarded walls, electric wall mounted heater, WC, heated towel rail/radiator, uPVC double glazed windows and uPVC double glazed external door. 10'8" x 8' (3.3m x 2.46m)

Bedroom 3

With uPVC double glazed window, coved ceiling and radiator. 8'9" x 8'3" (2.72m x 2.56m)

Bathroom

With white suite comprising of bath having telephone shower tap, vanity wash basin, WC, tiled walls, extractor fan, uPVC double glazed window, wall mounted electric heater, chrome heated towel rail/radiator, tiled shower cubicle housing Triton electric shower. 9'8" x 5'5" (3m x 1.69m)

Front Garden

Which is mostly laid to concrete and includes a small lawn, flower and shrub bed and a concrete driveway providing plenty of off street parking and leading to:

Garage

With up and over garage door and opening to: 24'5" x 9'3" (7.48m x 2.84m)

Work Shop/ Utility

With uPVC double glazed windows, pedestrian access door, power and lighting, hand basin and cold water supply tap and plumbing for washing machine. Maximum width measurement. 25'3" x 7'6" (7.72m x 2.34m)



Side and rear gardens

With paved patio areas, small lawns, raised flower beds and glass greenhouse.

Services

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

Tenure

The property is understood to be freehold.

Council Tax Band

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

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

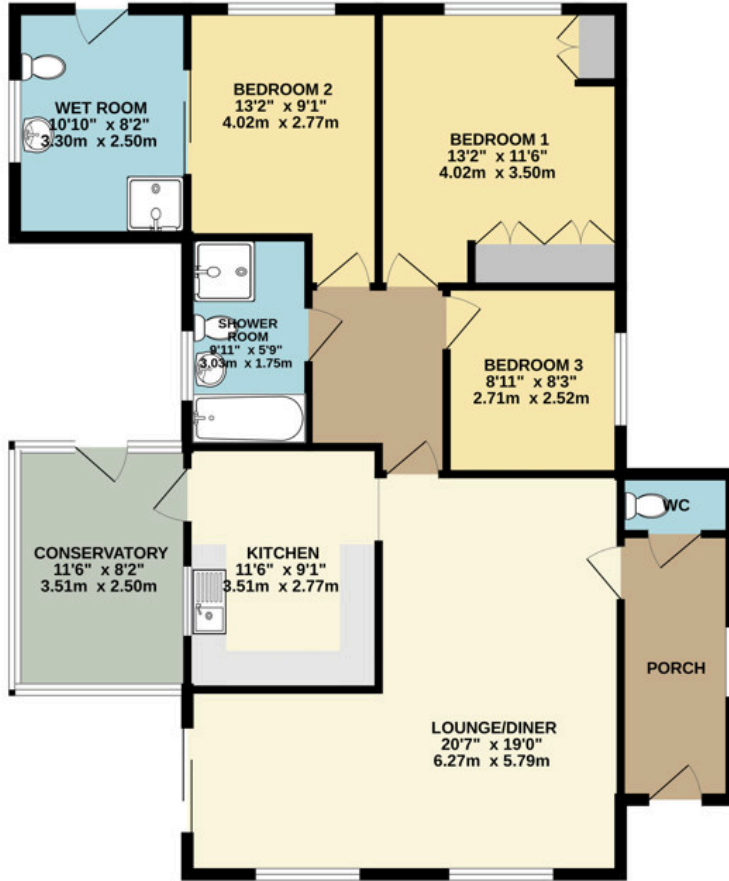
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

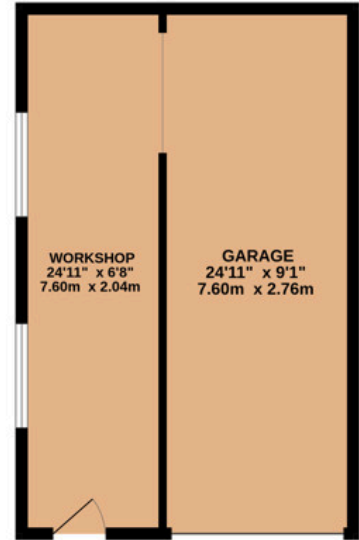
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



OUTBUILDING
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1501 sq.ft. (139.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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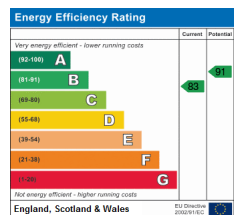
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.