

10 SMITHFIELD
NORTH THORESBY DN36 5RU

M A S O N S
EST. 1850

10 SMITHFIELD, NORTH THORESBY, GRIMSBY, DN36 5RU

A superbly designed and immaculately maintained 4-bedroom detached family house, quietly located within a sought-after rural village and well placed for travelling to both Louth and Grimsby. Spacious versatile rooms including a hallway with gallery landing, cloaks/WC, 3 reception rooms, modern fitted breakfast-kitchen and utility, ensuite bathroom to the master bedroom and a family bathroom. Long driveway to detached double garage with workshop, surprisingly large sunny rear garden and summer house.



Directions

From Louth take the A16 north towards Grimsby and follow the road past Fotherby, through Utterby and onwards to North Thoresby. When approaching the village, ignore the first right turning and then take the next right turning onto the B1201. Follow the road into the village and at the square, follow the road round to the right and past the village shop on the left, then at the left bend, take the right turning along Ludborough Road. Look for the second left turn and take this into Smithfield, then proceed to the end of the road where number 10 will be found facing the end of the road.

ABOUT 10 SMITHFIELD...

Constructed around 1985, this individual detached house is of superb design with contrasting front and rear elevations. The main front elevation facing the road has a two-storey projecting gable to the right and a long roof slope with two pitched roof dormer windows inset. To the rear, the house is of full two-storey height facing the surprisingly large, level rear garden.

The property has traditional brick-faced cavity walls beneath a concrete tiled roof with uPVC fascias, soffits and cladding to the dormer windows. The windows are uPVC double-glazed with a mahogany style external finish and a white interior finish. Heating is by an oil-fired central heating system supplemented by a multi-fuel stove in the lounge.

The long driveway leads to a substantial detached, brick-built double garage with high, pitched tiled roof and extending to form a workshop at the rear. The rooms are superbly proportioned and very versatile with potential for a ground floor bedroom if required. The rooms at the rear enjoy a pleasant outlook across the spacious, level lawned garden which backs onto privately owned grass paddocks with open fields beyond.



ACCOMMODATION

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

The main entrance is at the front of the property where a wide, recessed porch has a mahogany-effect uPVC-panelled ceiling incorporating five LED downlighters over the part-glazed, (double-glazed) front door with full height double-glazed side panels to the:

Entrance Hall

A spacious reception area with a feature staircase at the rear leading off to the first floor via lower turning kite-winder steps and having a white-painted spindle balustrade. Radiator, three wall light points, coved ceiling and cathedral style, white four-panel doors leading to the reception rooms, kitchen and:

Cloakroom/WC

White suite of low-level, dual-flush WC and bracket wash hand basin with chrome single lever mixer tap. Oak-effect vinyl floor covering, part ceramic-tiled walls and travertine mosaic tile border. LED ceiling light, wall mirror, chrome ladder style radiator/towel rail and rear window with tiled sill.





Lounge

A spacious and well-proportioned room at the front of the house with a wide oriel bow window on the front elevation and two windows to the side elevation. Two-tone colour scheme with dividing moulded dado rail, coved ceiling, double radiator, ceiling light point and two wall light points. Modern cast iron, multi-fuel stove set onto a large stone hearth.

Dining Room

Positioned at the front of the property, this is an excellent size with wide window to the front elevation, coved ceiling with ceiling light point, radiator and doors from the hall and the breakfast-kitchen.





Sitting/Family Room or Potential Ground Floor Bedroom 5
Another spacious room with ceiling light point, two wall light points, radiator and covered ceiling. Rear double-glazed French doors and matching side panels providing lovely views across the rear garden and open onto the patio.



Breakfast Kitchen

Fitted with a comprehensive range of built-in units having high-gloss cream-coloured facings and long metal handles, together with black granite-effect, textured roll-edge worksurfaces and colour-co-ordinated ceramic tile splashbacks. The units include base cupboards, a wide drawer unit with deep pan drawers, an integrated faced Bosh full-size dishwasher and integrated faced Zanussi refrigerator. There is a matching range of wall cupboards and corner shelves with pelmet lighting beneath, illuminating the work surfaces.





Built-in Electrolux stainless steel and glazed double oven – the lower fan assisted and the upper incorporating a grill. Above, there is a black glass ceramic hob and an AEG stainless steel cooker hood with downlighters. Matching shaped breakfast bar on tubular support, radiator, five ceiling downlighters and centre ceiling light point. The one and a half bowl, stainless steel single drainer sink unit is set into the work surface at the rear and has a single lever mixer tap, a waste disposal unit and the rear window above provides views across the main garden.

Utility Room

With a range of units complementing those of the kitchen and comprising a tall corner cupboard with double wall unit at the side, roll-edge, granite-effect work surface with ceramic tile splashbacks over a double cupboard unit, twin recess with plumbing for washing machine and space for an under-counter freezer; further single base cupboard unit. Above this, there is a second double wall cupboard and set into the work surface is a one and a half bowl, single drainer, stainless steel sink unit with brushed stainless-steel mixer tap. In the corner of the utility room is the Camray II oil-fired central heating boiler, operating with a digital wall programmer and the boiler is serviced annually. Window to the side and rear elevations, each with tiled sill, radiator, coat hooks and high-level electricity consumer unit with MCBs. Part-glazed (double-glazed) rear door to outside.



First Floor Landing

A spacious landing with the white spindle balustrade extending from the staircase around the stairwell to form a gallery and chandelier point to the ceiling over. Part-sloping ceiling with wide front dormer window overlooking the main approach to the house. Radiator, smoke alarm, wall light point and trap access with drop-down ladder to the boarded upper roof void – an ideal space for storage with lighting and power points. Deep, recessed built-in airing cupboard containing the foam-lagged hot water cylinder with immersion heater and having linen shelves over and an electric light.





Bedroom 1

A very spacious double bedroom extending the full depth of the house with part-sloping ceiling having two ceiling light points, rear window enjoying views over the garden towards the open fields beyond and a wide front dormer window overlooking the entrance drive. There is also a hatch to under-eaves storage space beneath the front roof slope.

Extensive range of built-in furniture finished in matt white comprising single and double wardrobe to each side of a double bed recess with a shelf at the rear, three drawer unit to one side and two further double wardrobes flanking the door into the ensuite bathroom. Wall TV point, single and double radiator.

En Suite Bathroom

A full bathroom with a white suite comprising a double-ended panelled bath with shower fittings to the mixer tap, a corner glazed and ceramic-tiled shower cubicle, a dual-flush, low-level WC and modern vanity unit with shaped wash basin, chrome lever pillar tap and base double cupboard with mini drawers at the side. The shower cubicle has an Aqualisa thermostatic shower mixer unit and handset with wall rail.





Ceramic wall tiling to full ceiling height with contrasting mosaic border, two wall mirrors and retractable shaving mirror. White ladder style radiator/towel rail and rear window with ceramic-tiled reveal.

Bedroom 2 (front)

Another spacious double bedroom with part-sloping ceiling and wide window to the front gable. Radiator and ceiling light point.

Bedroom 3 (rear)

A double bedroom with radiator, ceiling light point and rear window overlooking the garden and the magnificent oak tree.

Bedroom 4 (side)

This room is presently a study for the owners but would make a good size single bedroom and has part-sloping ceiling and side window. There are two high-level floating wall shelves, radiator and ceiling light point.



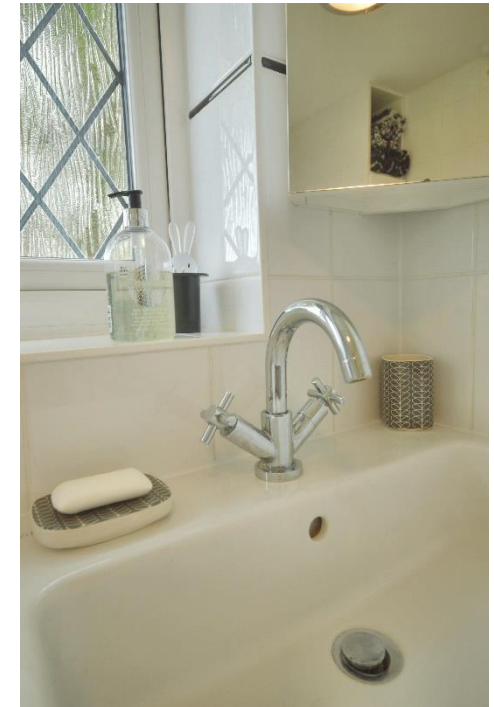


Family Bathroom

A bright room with a white suite comprising a panelled bath with glazed side screen and electric shower unit over, a low-level, dual-flush WC and a suspended modern vanity unit in gloss white with a rectangular basin, chrome mixer tap over and two drawers beneath with long handles. Radiator, ceiling light, rear window with tiled reveal and floor-to-ceiling ceramic wall tiling with a thin black mosaic border. Built-in full-height unit in white comprising two linen/storage cupboards and two open shelf sections. To the corner above the wash basin there is a mirror-fronted wall cabinet.

Outside

The house stands in a quiet position at the end of Smithfield and is positioned well back from the road with a long block-lined, concrete-paved driveway, lawns to each side, lilac tree at the front to one side and a hydrangea bush. The driveway provides ample parking, forms a paved approach to the main front entrance to the house and then continues at the side of the property, creating further spacious side-by-side parking and giving access to the detached double garage block. There is a high-level floodlight to the front wall of the garage. On the opposite side of the house, pedestrian access can be gained as far as the oil storage tank for the central heating system.





Detached Double Garage Block

Constructed in brick beneath a high, pitched concrete-tiled roof and comprising:

Double Garage

With two up and over doors, side double-glazed window and a timber part-glazed (single-glazed) pedestrian door from the garden. Strip light, power points and opening to the fully boarded roof space, ideal for storage. The garage building extends at the rear to form the:

Integral Workshop

With built-in bench and storage cupboards, rear double-glazed window, two strip lights, power points and electricity consumer unit. Side timber part-glazed (single-glazed) pedestrian door to the garden.

Rear Garden

The main garden is of surprising size, extending for some considerable depth and principally laid to lawn whilst immediately to the rear of the house there is a full-width, stepped flagstone patio taking advantage of the sunny aspect throughout most of the day, yet benefitting from shade as there is a magnificent mature oak tree close by. To one side of the patio there is a brick-built barbecue. Around the lawn there are flower beds and borders with a variety of ornamental shrubs, bushes and flowering plants and positioned for the evening sun, there is a timber summer house facing the property with square leaded windows and part-glazed double doors. There is an outside water tap and further sensor floodlights illuminate the gardens.

Viewing Strictly by prior appointment through the selling agent.

Location

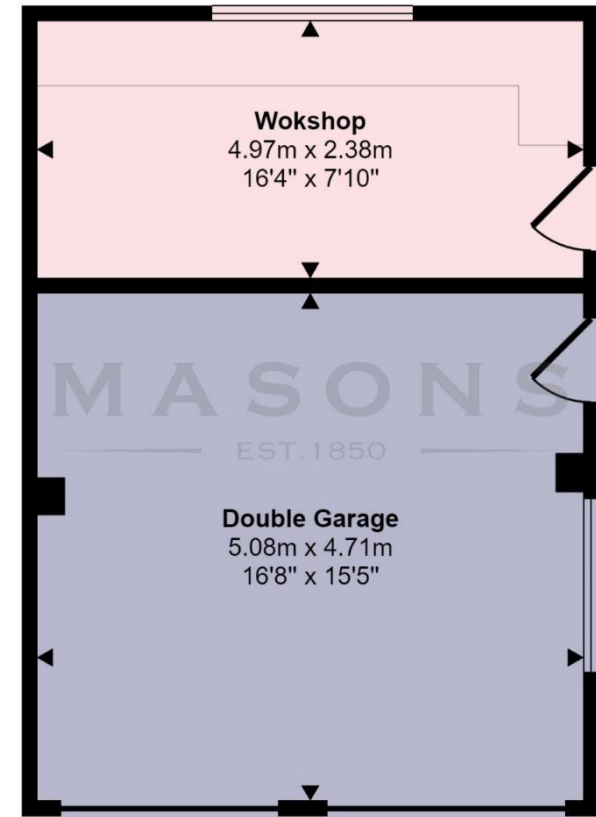
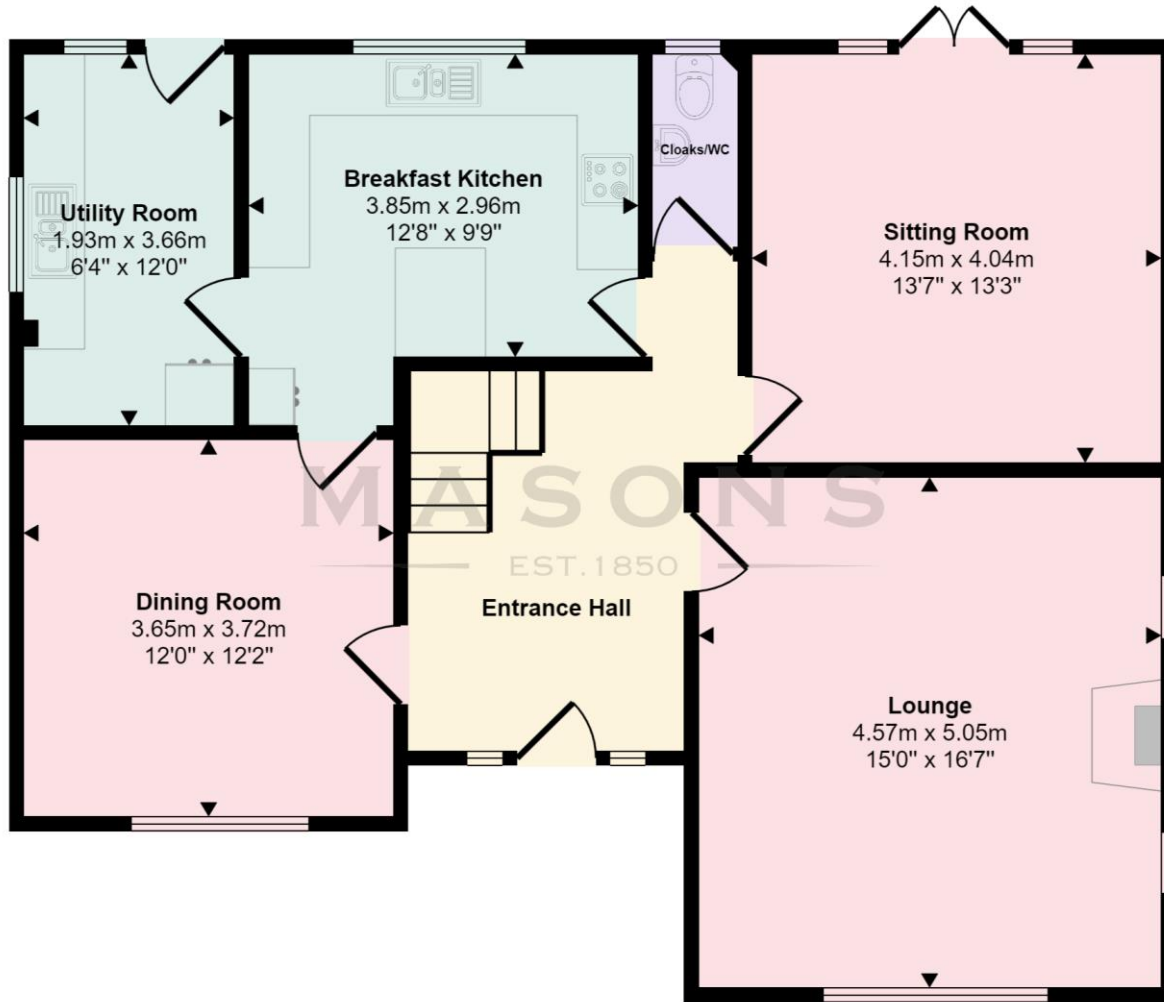
North Thoresby is a sought-after village with a strong community spirit and is positioned around 8 miles equidistant from Grimsby and Louth. There is a local convenience store, surgery and pharmacy, together with a primary school, the Little Ducklings pre-school, The Church of St. Helen's, a village hall, football, cricket and bowls facilities and two public houses (one re-opening soon) – each with a restaurant. A bus service runs between Louth and Grimsby. To the south of the North Thoresby on the outskirts of Ludborough is the Wolds Heritage Steam Railway, which travels to and from the village with plans to hopefully link again with Louth in the future.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



FLOORPLANS GROUND FLOOR AND GARAGE BLOCK



Ground Floor

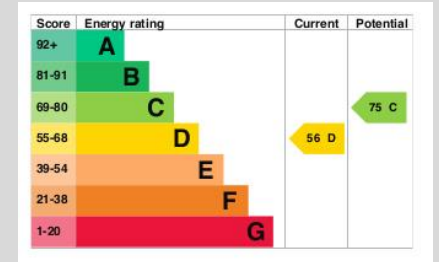
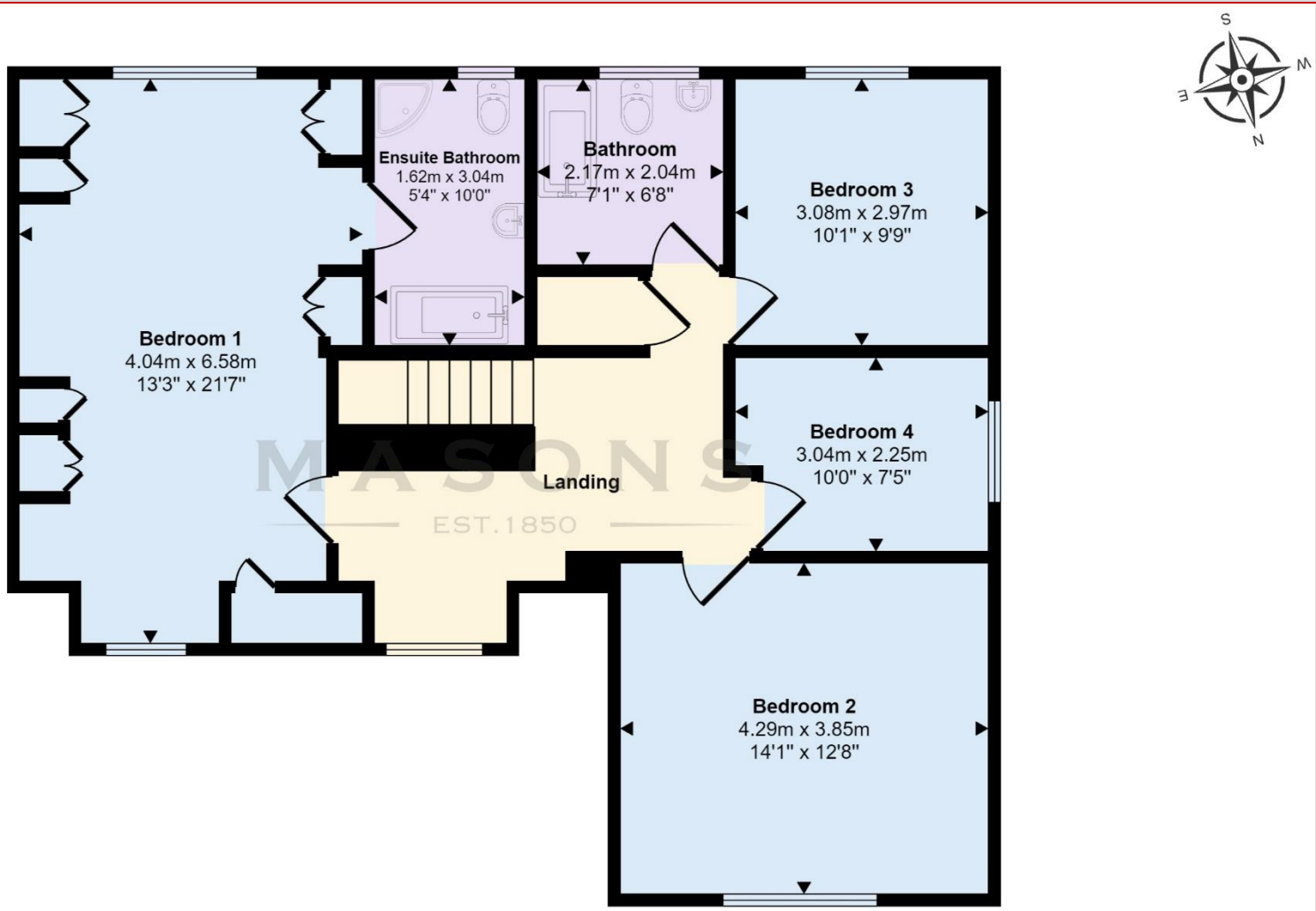
Approx 91 sq m / 976 sq ft

Garage / Workshop

Approx 36 sq m / 392 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOORPLAN FIRST FLOOR AND EPC GRAPH



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First Floor
Approx 85 sq m / 913 sq ft

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