



## 27 Highfield Road, North Thoresby, DN36 5RT

- Detached 2/3 Bedroom Bungalow
- Quiet residential road in walking distance to amenities
- Smart Resin Bonded Driveway
- Large Plot with well kept gardens
- Detached Garage with remote electric door
- Furniture and white goods available by negotiation
- Good road links to Louth and Grimsby
- Popular Village with Shop, Pub and Surgery



# M A S O N S

EST. 1850

# 27 Highfield Road, North Thoresby, DN36 5RT

A well presented two or three bedroom detached bungalow located in the popular and highly regarded village of North Thoresby and just a short walk to the local amenities. The property benefits from being on a good size plot and briefly comprises kitchen diner, good size lounge, two double bedrooms, third bedroom or dining room, shower room and detached single garage.

The property benefits from uPVC double glazing and electric storage heaters. On a large plot with well kept and mature front and rear gardens with a recently upgraded resin bonded driveway.

## Location

North Thoresby is a sought-after village with a strong community spirit and is positioned around 8 miles equidistant from Grimsby and the market town of Louth. There is a post office/shop, convenience store, surgery (close to the house) and pharmacy together with primary school, Little Ducklings pre-school, Church of St. Helens, village hall, football, cricket and bowls facilities together with two public houses – each with restaurant. A bus service runs between Louth and Grimsby and the National Express bus service also runs through the village.



## Accommodation

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



## Lounge

A good size lounge having a sunny aspect with a large bay window having fitted uPVC leaded windows to the front. Attractive feature cast iron fireplace with open grate and inset gas fire with tiled hearth, neutral decoration and carpeted flooring.



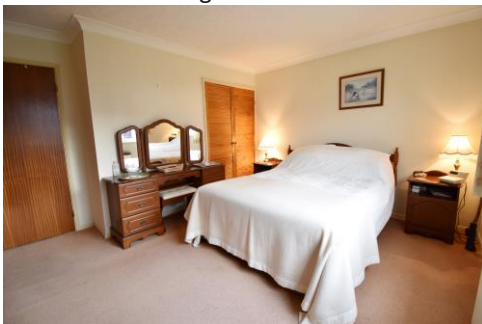
## Kitchen Diner

A generous kitchen diner having large uPVC window to the rear overlooking the garden, side entrance door being part-glazed uPVC with leaded light. Base and wall units fitted with solid wood doors, roll top marble-effect

laminated work surfaces with inset single bowl stainless steel sink, attractive tiling to all splashbacks and having built-in, high-level double electric Neff oven and built-in ceramic Neff hob with extractor over, space for washing machine. Finished in neutral decoration with attractive tile-effect Amtico flooring throughout. Timber door leading through to:

### Hallway

A light and spacious T-shaped hallway having doors to the main principal rooms with one door housing the hot water cylinder and airing cupboard with further timber louvred doors giving access to the large storage cupboard. To the side is the main front entrance door being uPVC, glazed with leaded lights and matching side panel. Loft access hatch providing access to the roof space where a boarded and decorated loft area is in place with skylight, lighting and power points. Currently used for storage with beams in place, this could be converted by the purchaser into a useable living space, subject to the relevant building regulation consent and installation of staircase etc. The hallway is finished with original solid woodblock flooring and neutral decoration.



### Bedroom 1

A generously proportioned double bedroom having built-in wardrobe space, large uPVC leaded window to the front overlooking the front garden. Neutral decoration, coving to ceiling and having carpeted flooring.



### Bedroom 2

Another good size double bedroom having large uPVC window overlooking the garden, with neutrally decorated walls and carpeted flooring.



### Dining Room/Bedroom 3

A well-proportioned dining room or bedroom having double French uPVC doors leading onto the rear patio area with

neutrally decorated walls and carpeted flooring.



### Shower Room

A large and spacious shower room having frosted glass window to the side and consisting of a three-piece suite of low-level WC, wash hand basin and large shower having fitted Triton electronic shower unit. Part-tiled walls in attractive neutral colour with wood-effect flooring, chrome heated towel rail and extractor fan to ceiling.

### Detached Garage

A single garage of concrete sectional construction and corrugated roof covering with remote electric up and over door, light and power points with space for dryer and further freezer with fitted shelving.

### Outside

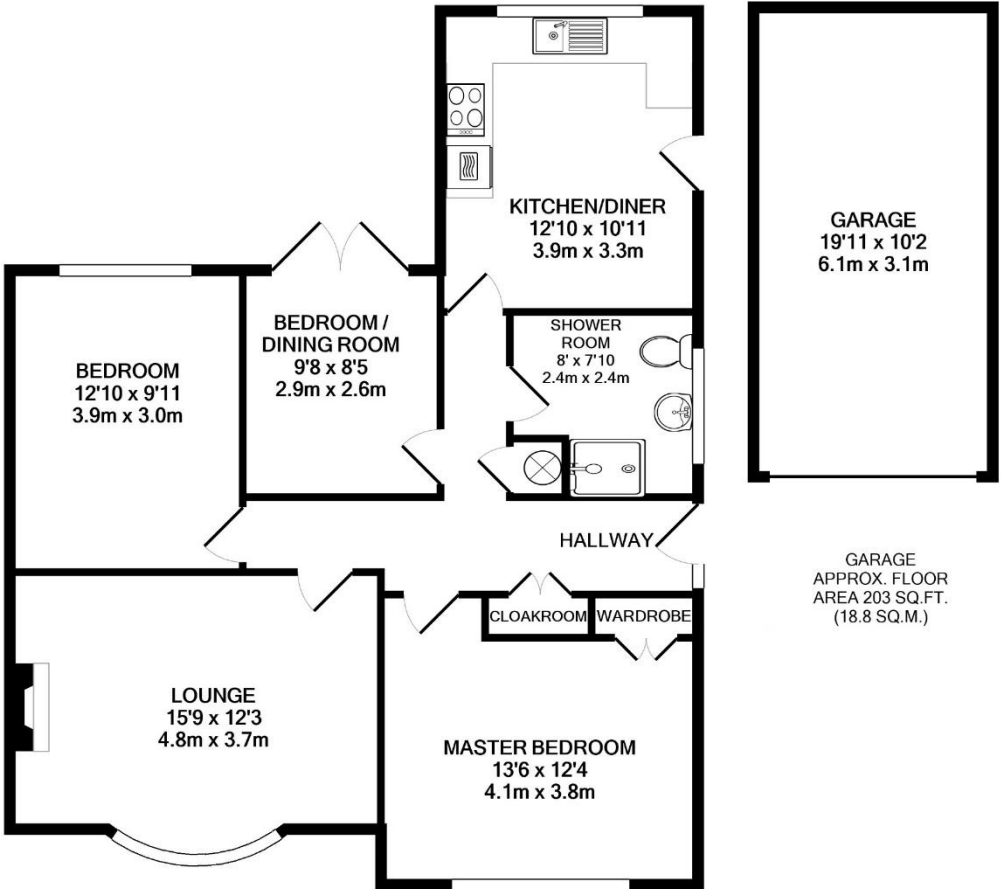
The property is accessed via a very smart resin-bonded driveway which runs all the

way to the garage and continues around the back of the property providing a useful patio area. The front garden is laid mainly to lawn having small dwarf brick front perimeter wall and mixture of fencing and hedging to side boundaries. The front garden has a range of mature shrubs and trees. The resin-bonded pathway leads around the front of the property giving access to the side pathway where the LPG bottles for the gas fire are stored with a gate leading into the rear garden. To the side of the driveway is an attractive gravelled area leading to the front and rear doors. The property has external lighting and uPVC fascias, soffits and guttering.



### Rear Garden

The rear garden is laid mainly to lawn having attractive borders with planted trees, shrubs and spring bulbs. Outside tap. A path with attractive canopy over runs down the side of the garage with the pathway running to the rear boundary where a timber Wendy house is constructed. To the rear of the garage is a large timber garden shed and space for wheelie bin storage on a paved patio area. Side boundaries are made up of wooden fence panelling with the rear boundary



GROUND FLOOR  
APPROX. FLOOR  
AREA 855 SQ.FT.  
(79.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1057 SQ.FT. (98.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GARAGE  
APPROX. FLOOR  
AREA 203 SQ.FT.  
(18.8 SQ.M.)

having large leylandii tree providing a private and secluded rear garden enjoying sun through the majority of the day.

**Directions**

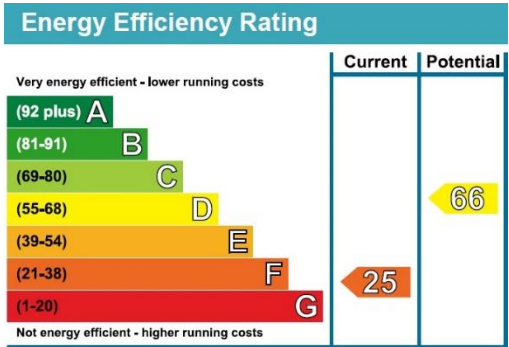
Travelling from Louth, follow the A16 until the first right hand turning into North Thoresby and follow the road around the bend until you come to a left turning for Highfield Road. Take this turning and travel up the slight hill around the right hand bend and number 27 can be found on the right hand side.

**Viewing**

Strictly by prior appointment through the selling agent.

**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 water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.



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