TES PROPERTY









Lamorna Eastfield Lane, Grimoldby, LN11 8TD

Asking Price £259,995

NO ONWARD CHAIN!

TES Property bring to the market this sizeable detached bungalow located in the popular village of Grimoldby, only 6 miles to the market town of Louth. This lovely property offers sizeable bright and airy rooms throughout consisting of an open plan kitchen diner with living area and sitting room off, three bedrooms with one en-suite and additional shower room. Externally the property benefits from wraparound gardens gardens with off road parking and a garage.

Location - Grimoldby

The popular village of Grimoldby is adjoined with the village of Manby. It is approximately 5 miles from Louth, 20 miles from Grimsby and 30 miles from Lincoln.

It is well serviced with a wealth of amenities including a grocery store, a supermarket, an Italian restaurant, a coffee shop, a post office and a cricket club. As well as doctors' surgery, a nursery, a primary school and it's within the catchment of King Edward Grammar School.

The village also offers rural walks with a network of popular footpaths and beaches are only a short drive away.

Entrance Passageway 18'1" x 3'0" (5.52m x 0.92m)

A uPVC front door leads into the passageway which connects the property and the garage and provides access to the rear garden. The passageway has a door leading into the garage, kitchen and out to the rear.

Kitchen Diner 17'10" x 11'7" (5.45m x 3.54m)



The kitchen is fitted with a range of high gloss wall, base and drawer units with worktop over incorporating a sink unit. Benefitting from a range of integrated appliances including a double oven with an induction hob with extractor above, fridge, freezer and dishwasher. There is ample dining table space to the side along with a uPVC door and window to the side, spotlights to the ceiling, under counter lighting and a radiator. An opening leads through into the living room along with an additional door into the sitting room.

Living Room 17'10" x 10'4" (5.46m x 3.16m)



Bright and airy room with dual aspect uPVC double glazed windows to the front and side. The focal point of the room is the gas fireplace with stone hearth and mantle, there is a radiator and wall lighting.

Sitting Room 10'11" x 12'11" (3.35m x 3.96m)



Accessed via an open plan entrance from the kitchen diner, with uPVC door to the front, uPVC double glazed windows to the front and side and a opaque brick window to the rear.

Inner Hallway 19'0" x 6'1" (max) (5.80m x 1.86m (max))



Sizeable hallway with doors leading to all bedrooms and the shower room. There is a loft access hatch, radiator and built in storage cupboard which houses the consumer unit.

Bedroom 1 10'10" x 11'3" (3.319m x 3.45m)



With uPVC double glazed window to the side, a radiator and built in wardrobe. A door leads into the en-suite.

En Suite 7'7" x 4'9" (2.32m x 1.47m)



Fitted with a three piece suite consisting of a shower cubicle, wash hand basin in unit and W.C. There is a small heated towel rail and splashback.

Bedroom 2 10'11" x 10'0" (3.33m x 3.07m)



With uPVC double glazed window to the rear, a radiator and built in wardrobe and drawer unit.

Bedroom 3 8'10" x 8'4" (2.71m x 2.56m)



With uPVC double glazed window to the rear and a radiator.

Shower Room 8'6" x 5'2" (2.60m x 1.60m)



Fully tiled room fitted with a three piece suite consisting of a large shower cubicle, vanity wash basin with attached low flush w/c within vanity unit with storage cupboards. There is a heated towel rail and opaque uPVC window to the side.

Detached Garage 8'11" x 20'9" (2.73m x 6.33m)
With up and over door, personnel side access door from passageway, power and lighting.

Outside



The property is approached by a long drive leading to the garage, providing ample off-road parking. Good sized lawn to the front, enclosed by hedge borders. There are further lawned areas to the side and rear, established borders with shrubs and plants. There is a good deal of privacy to all sides. There are also electric points and a pathway around the property.

Services
Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure
The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared
April 2025.

Council Tax
East Lindsey District Council Tax Band C.

Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Floor Plan

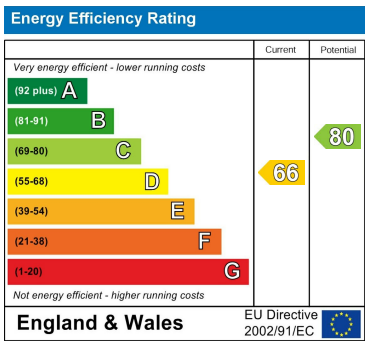


Total area: approx. 133.1 sq. metres (1432.5 sq. feet)

Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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