CHOICE PROPERTIES

Estate Agents

1 Marymead Station Road, Grimsby, DN36 5SQ

Price £325,000



Choice Properties are delighted to bring to market this impressive three bedroom semi detached house nestled in a quiet position on Station Road located in the sought after countryside village of Ludborough. The generously sized property features a contemporary interior which is comprised of a modern open plan kitchen/living/dining area, a separate living room, three bedrooms, a family bathroom, a utility room, and a downstairs wc. To the exterior, the property boasts immaculately manicured garden spaces to the front, side, and rear of the property which includes a deceivingly large rear garden, an expansive double garage which has internal space for three vehicles, and a spacious driveway with room for multiple vehicles. Early Viewing Is Highly Advised.

With the additional benefit of uPVC double glazing throughout, the well proportioned and beautifully presented internal living accommodation comprises:-

Hallway
11'5 x 7'1
With composite entrance door. Staircase leading to first floor landing. Large built in storage cupboard. Radiator. Power points. Telephone point. Internal doors to open plan kitchen/living/dining area and living room.

Living Room
10'8 x 18'3
Spacious living room with large walk in bay uPVC window to front aspect. Log burner fitted in fireplace with stone tiled hearth, brick surround, and an oak mantel. Radiators. Power points. Additional uPVC windows to side aspect. Tv aerial point.

Open Plan Kitchen/Living/Dining Area
18'9 x 26'6
Fitted with a range of wall, base, and drawer units with marble effect work surfaces over. Four ring electric hob with extractor hood over. Single bowl inset sink with chrome mixer tap and drainer integrated into work surfaces. Part tiled walls. Integral oven. Integral dishwasher. Integral under counter fridge. Vertical flat panel radiator. Spot lighting. Impressive sky light. Radiators. Fitted bookcases. uPVC windows to all aspects. uPVC French doors leading to rear garden. Tiled flooring. Tv aerial point. Internal doors leading to downstairs wc and utility room.

Utility Room
6'11 x 8'3
Fitted with wall and base units with work surfaces over. One and a half bowl sink with chrome mixer tap and drainer. Plumbing for washing machine. Space for dryer. Part tiled walls. Radiator. Space for under counter fridge freezer. uPVC window to rear aspect. Tiled flooring. External uPVC door to rear garden.

Downstairs WC
5'10 x 4'6
Fitted with a push flush wc and a wash hand basin set over vanity unit with chrome mixer tap. Tiled walls. Chrome heated towel rail. uPVC window to side aspect. Large storage cupboard with fitted shelving.

Landing
8'6 x 3'5
Internal doors to all first floor rooms. Access to loft via loft hatch. Power points. uPVC window to side aspect.

Bedroom 1
14'4 x 10'8
Double bedroom with uPVC window to front aspect. Feature fireplace with tiled hearth and surround. Radiator. Power points. Tv aerial point.

Bedroom 2
11'0 x 10'6
Double bedroom with large uPVC window to rear aspect. Radiator. Power points.

Bedroom 3
10'4 x 7'2
Large single bedroom with dual aspect uPVC windows. Radiator. Power points. Fitted storage cupboard.

Bathroom
5'6 x 7'1
Fitted with a three piece suite comprised of a panelled double ended bath with chrome mixer tap and shower attachment, a wash hand basin set over vanity unit with chrome waterfall mixer tap and tiled splashback, and a push flush wc. Two uPVC windows. Chrome heated towel rail. Spot lighting. Extractor.

Garage
28'10 x 15'10
Detached extra long double garage fitted with power and lighting and an up and over garage door. uPVC windows. uPVC pedestrian access door to side.

Gardens
The property benefits from beautiful gardens to both the front and rear of the property. The front garden is a laid to lawn garden found adjacent to the driveway. This garden space features hedges to the perimeter and boasts an abundance of mature plants and shrubs which add a plethora of life and colour to the space. The front garden also features a gravelled footpath leading to a pedestrian access gate, the entrance door, and the side garden. This side garden is again laid to lawn and features mature plants, trees, and shrubs and incorporates a stone footpath which leads to the rear garden. The rear garden is the largest of the garden spaces and features a variety of hidden spaces. The rear gardens is fully enclosed with a mixture of hedges and fencing to the perimeter. The rear garden is predominantly laid to lawn but immediately behind the property an impressive patio is present providing a perfect place for outdoor seating of entertaining guests. Also featured in the rear garden are greenhouses, outdoor storage sheds, a pond, a summer house, fruit trees, vegetable patches, and much more.

Driveway
Part gravelled, part block paved driveway providing off the road parking space for multiple 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 B.

Viewing Arrangements
By appointment through Choice Properties on 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 property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just 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 solicitors details, as this helps us to start the transaction quickly 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. All measurements have been taken as a guide to prospective buyers only, and are approximate. 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.





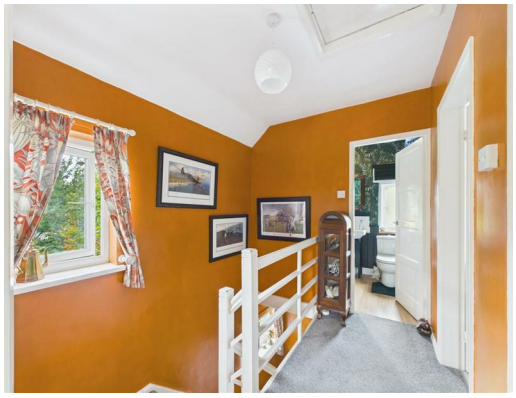






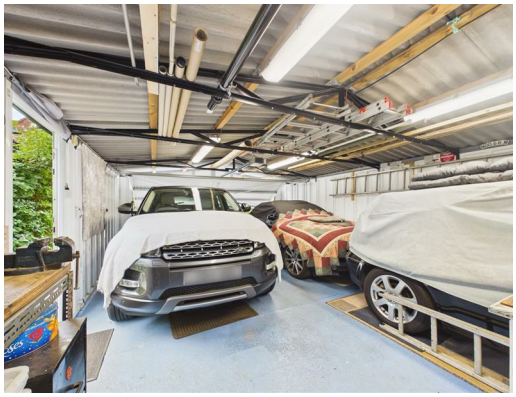




















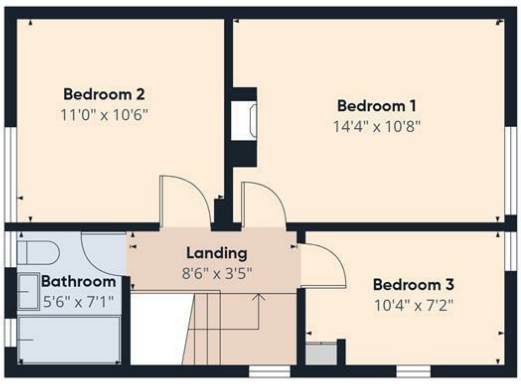




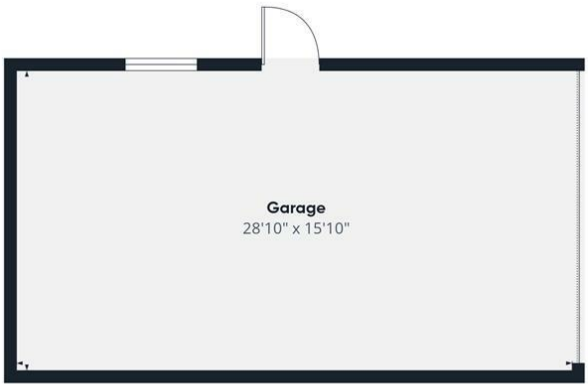




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1788 ft²

Reduced headroom

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Exit Louth via the A16 and head towards Grimsby. Continue for 4.5 miles then turn left onto the A18. Continue on this road for 1 mile into the village of Ludborough and then turn right onto Station Road. The Property can be found a short way along on your left hand side.

