ARGYLE
ESTATE AGENTS







Pinner Haiths Lane, North Thoresby, DN36 5QW
£225,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Detached Two Bedroom Bungalow
- Picturesque Village of North Thoresby
- Spacious & Flexible Accommodation
- Generous Lounge/Dining Room
- Main Bedroom with En Suite
- Newly Installed Modern Bathroom
- Versatile Garden Room
- Ample Driveway Parking



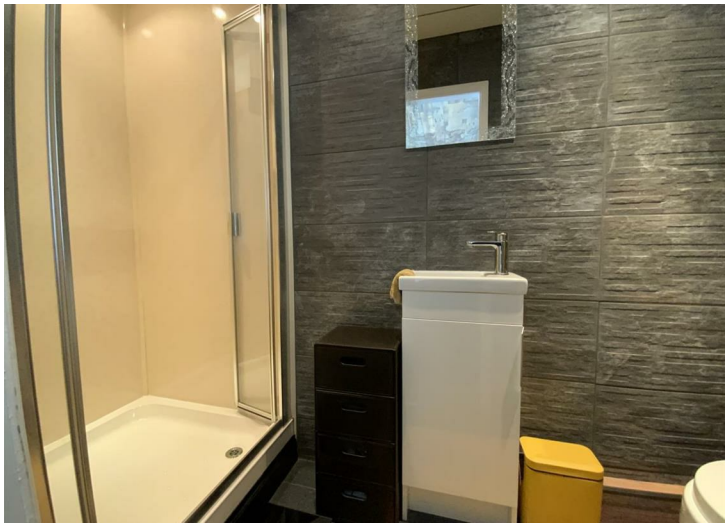
Located in the popular village of North Thoresby, this well-presented two-bedroom detached bungalow enjoys a peaceful setting on Haiths Lane, a quiet no-through road just moments from the village square.
The accommodation is well presented throughout, offering a comfortable and practical layout. The generously sized lounge/dining room offers a pleasant space for everyday living, with the adjoining sun room overlooking the rear garden. The modern fitted kitchen is finished with shaker-style units and includes an integrated oven, combination microwave and electric hob. Both bedrooms are good sized doubles, with the main bedroom featuring built-in wardrobes and an en-suite shower room. The second bedroom has a useful vanity unit, and the bungalow also benefits from a recently installed family bathroom.
The rear garden is laid mainly to decking, creating a low-maintenance outdoor space. The garden room offers flexibility for use as a home office, for hobbies or simply somewhere to unwind. To the front, a long driveway provides ample off-road parking.
Local amenities are close at hand, and the A16 is easily accessible, offering convenient links to Grimsby, Cleethorpes and Louth.











ENTRANCE HALL
11'6" x 6'0" (3.51 x 1.84)

LOUNGE/DINING ROOM
20'2" x 11'10" (6.16 x 3.63)

SUN ROOM
11'3" x 11'1" (3.43 x 3.40)

KITCHEN
9'10" x 9'0" (3.02 x 2.75)

BEDROOM 1
14'1" x 9'10" (4.30 x 3.00)

EN-SUITE
9'3" x 3'3" (2.84 x 1.00)

BEDROOM 2
11'7" x 9'11" (3.55 x 3.03)

BATHROOM
7'10" x 6'4" (2.39 x 1.94)

GARDEN ROOM
12'7" x 9'10" (3.84 x 3.00)

TENURE
Freehold

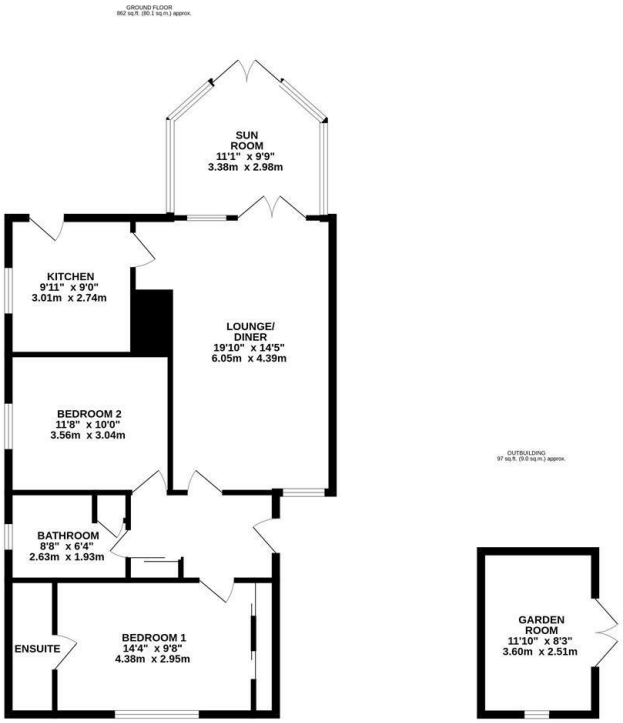
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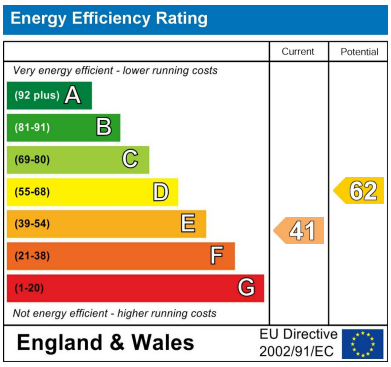






TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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