



The Hawthorns, High Street

North Thoresby | Grimsby | DN36 5PL

£180,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

The Hawthorns

High Street | North Thoresby

Grimsby | DN36 5PL

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A Lovingly Improved End of Terrace Cottage at the heart of North Thoresby, a pretty village sat on the edge of the Lincolnshire Wolds. There is a Village Store plus Morrisons Daily for your essentials, and the well regarded Venney's Restaurant is also close by in the village. The New Inn is due to be opening again very soon under new management and run by renowned local publicans. North Thoresby Academy Primary School can be found a short walk away, whilst Secondary Schooling can be found in Louth along with more comprehensive shopping and leisure services.

The cottage has been tastefully decorated using Little Green plus Farrow & Ball paint, it has had new uPVC double glazing and new flooring and stylish 'Plantation Shutters' by Shutterly Fabulous. The accommodation comprises in brief: Reception Hall, Living Room with multi fuel burner, Kitchen/Breakfast Room, Two Double Bedrooms and Bathroom. Outside there is a Low Maintenance Front Garden, Block Paved Parking for Two to Three Cars and a Single Garage. The Rear Garden is a Pretty Cottage Garden with Lawn and Patio Areas.

- Edge of Wolds Location
- Stylish & Tastefully Decor
- New Flooring Throughout
- Cozy Living Room
- Garage Plus Parking
- Pretty End Cottage
- Upgraded by Current Owner
- New uPVC Double Glazing
- Two Double Bedrooms
- Cottage Gardens

Reception Hall

Side entrance via Oak door. Grey wood effect tiled floor. Stairs to First Floor with coat storage under. Oak doors off. Wall mounted electric heater.

Living Room

13'6 into bay x 11'0 into recess (4.11m into bay x 3.35m into recess) Bay window to the front. Window to side. Log burner. Oak floor. Wall mounted electric heater. Multi fuel burner. Coving. Double fitted cupboard.





Kitchen/Breakfast Room

10'11 x 10'8 (3.33m x 3.25m)

White panel fronted wall and base units, wall units with pelmets and concealed lighting under. Granite effect roll top work-surfaces with inset white enamel, single drainer sink top. Built-in electric double oven and electric hob. Two tiled walls. Wall mounted electric heater. uPVC stable door to rear garden with double glazed insert. Tiled floor.

Landing

Oak doors off. Access to loft space.

Bedroom One

10'11 x 10'11 (3.33m x 3.33m)

Windows to side and rear. Wall mounted electric heater. Coving.

Bedroom Two

11'1 x 10'2 plus recess (3.38m x 3.10m plus recess)

Double opening airing cupboard housing foam lagged hot water cylinder. Window to front. Wall mounted electric heater. Coving.

Bathroom

White suite of panelled bath with shower and glazed 'half' screen over. Low Level W.C. Wash hand basin. Tiling to full height on two walls. Heated towel rail. Wood effect floor.

Small Walled Front Garden

Block cobbled driveway with parking for two to three cars and access to:-

Single Garage

Up and over door. Light and electric.

Pretty Cottage Style Rear Garden

Gated access - please note that next door have a pedestrian right of way also using this gate. Additional gated access to main garden area with Lawn. Cottage flower borders. Paved patio. Coal shed.

Additional Information

Tenure: Freehold

Services All mains are connected with the exception of Gas.

Council Tax Band: B - East Lindsey

EPC Rating: This was an E Rating - however, the current owner has subsequently fitted new windows since the EPC was commissioned

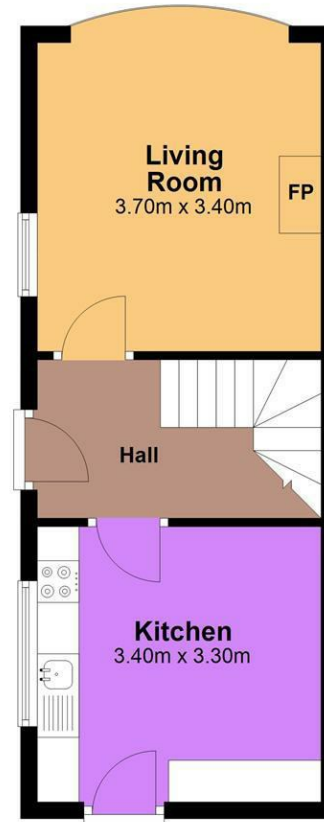
Agents Note: There is a pedestrian right of way for next door in the rear garden.





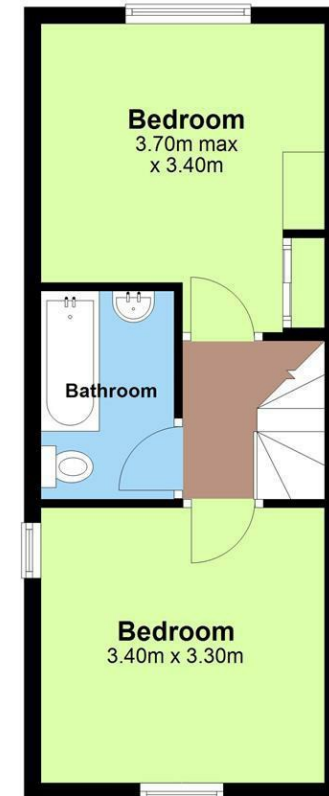
Ground Floor

Approx. 31.3 sq. metres



First Floor

Approx. 30.9 sq. metres



Total area: approx. 62.2 sq. metres

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.