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Tinkle Street, Grimoldby



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When it comes to
property it must be


lovelle



£449,950



Located within the popular residential village of Grimoldby is this gorgeous detached family home. The property is well proportioned both internally and externally, with three reception rooms and four double bedrooms as well as benefitting from ample off road parking for several vehicles and generous front and rear gardens. Internally viewing is a must to appreciate the accommodation on offer here. Contact 01507 603366 to arrange a viewing.

Key Features

- Detached Family Home
- Popular Residential Village
- Lounge
- Dining Room & Sun Room
- Breakfast Kitchen
- Ground Floor Shower Room & Wet Room
- Utility Room
- 23ft Long Master Bedroom
- Three Additional Double Bedrooms
- Family Bathroom & Ensuite
- Detached Double Garage
- EPC rating D
- Tenure: Freehold





Location

Grimoldby is popular village just 5 miles from Louth and is popular with all walks of life including young families due to the excellent and sought after Grimoldby Primary school. The village offers many amenities including doctors surgery, Italian restaurant, grocery store, post office and pub as well as benefitting from good local bus service to name a few.

Entrance Hall

Composite entrance door to the front elevation. Spindle and balustrade staircase rising to the first floor accommodation with hand under stair storage cupboard. Dado rail. Radiator. Doors leading to the lounge, dining room, breakfast kitchen, shower room and utility room.

Ground Floor Shower Room

0.9m x 2.8m (2.11ft x 9.11ft)

Fitted with a three piece suite comprising of a close coupled dual flush WC, enclosed single shower cubicle with electric Triton shower over, wall mounted circular wash hand basin with stainless steel mixer tap. Tiling to splash areas. Extractor fan.

Lounge

7.3m x 3.4m (24.02ft x 11ft)

This bright and airy lounge benefits from a uPVC double glazed bow window to the front elevation as well as two additional uPVC double glazed windows to the side elevation. Coving to the ceiling. The focal point of the lounge is the exposed brick fire surround with wooden mantle and tiled hearth incorporating a gas fire. TV aerial point. Radiator. Double doors with matching side panels leading to the sun room.

Sun Room

3.4m x 3.7m (11.01ft x 12.11ft)

UPVC double glazed window to the side elevation and French style patio doors opening up to the rear garden with matching uPVC side panels. Radiator. Door leading to the wet room.

Wet Room

1.8m x 1.9m (6.04ft x 6.08ft)

UPVC double glazed window to the side elevation. Wall mounted electric shower, close coupled WC and wall mounted wash hand basin. Non slip flooring.

Dining Room / Bedroom Five

4m x 3.1m (13.02ft x 10.11ft)

UPVC double glazed bow window to the front elevation. Radiator.

Breakfast Kitchen

3.1m x 2.8m (10.11ft x 9.08ft)

UPVC double glazed window to the rear elevation. Fitted with a range of cream shaker style wall and base units with wood effect worksurfaces incorporating a one and a half bowl Franke sink unit with stainless steel mixer tap and drainer. Built in electric fan oven and microwave to face height. four ring electric hob to worksurface

with chimney style extractor over. Integrated dishwasher, fridge and freezer. Attractive tiling to splash areas. Serving hatch through to dining room. Radiator.

Utility Room

1.5m x 1.8m (5.07ft x 6.04ft)

Hardwood entrance door to the side elevation. Fitted wall and base units with complementary worksurfaces incorporating a circular bowl sink unit with mixer tap. Plumbing for washing machine and dryer.

Landing

UPVC double glazed window to the front elevation. Access provided to the loft space via the loft hatch and pull down loft ladder. The loft space has been partially boarded for storage and benefits from light and power. Doors leading to all bedrooms and the family bathroom.

Master Bedroom

7m x 3.4m (23.07ft x 11ft)

This extremely spacious and extended master bedroom boasts ample space for dressing and sleeping areas. Dual aspect uPVC double glazed windows to the rear and side elevations. Large walk in airing cupboard currently housing the hot water cylinder. Radiators. Door leading to the ensuite.

Ensuite

1.8m x 2.5m (6.02ft x 8.08ft)

UPVC double glazed window to the side elevation. Fitted with a four piece suite comprising of a panelled bath, enclosed single shower cubicle with rainfall effect mains shower, vanity wash hand basin with storage below and close coupled WC. Tiling to all walls. Radiator.

Bedroom Two

3.7m x 3.4m (12.04ft x 11.07ft)

UPVC double glazed window to the front elevation. Two fitted double wardrobes with dressing table to the middle. TV aerial point. Radiator.

Bedroom Three

3.1m x 3.4m (10.07ft x 11.01ft)

UPVC double glazed window to the front elevation. Wall to wall fitted wardrobes consisting of three double wardrobes with over head storage. Radiator

Bedroom Four

3m x 2.7m (10ft x 9.01ft)

UPVC double glazed window to the rear elevation. Telephone point. Radiator.

Family Bathroom

2.1m x 1.8m (7.03ft x 6.05ft)

Fitted with a three piece suite comprising of a panelled bath with stainless steel mixer tap and shower attachment, pedestal wash hand basin and close coupled dual flush WC. Extractor fan. Tiling to walls. Chrome heated towel rail.





Outside

Accessed via an extensive tarmacked driveway which leads down the side of the property and to the detached double garage at the rear providing ample off road parking. The front garden is predominately laid to lawn whilst hosting a range of mature trees and shrubs with flower borders. The perimeters are made up by a combination of timber fencing, brick walls and hedging.

The rear garden again is predominately laid to lawn with a block paved patio area which continues in the form of a footpath to the rear of the garden where the timber summer house is located. Again the garden hosts a wide array of trees and shrubs with well maintained flower borders. Perimeters are made up of timber fencing and hedging.

Detached Double Garage

5.5m x 5.2m (18ft x 17.06ft)

The brick built detached double garage is accessed via two up and over garage doors to the front one of which is electric. The garage benefits from lighting and power points as well as a window to the side elevation.

Tenure

The tenure of this property is Freehold.

Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

Viewings

By appointment with the Sole Agent TC Property Louth Ltd., telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Info

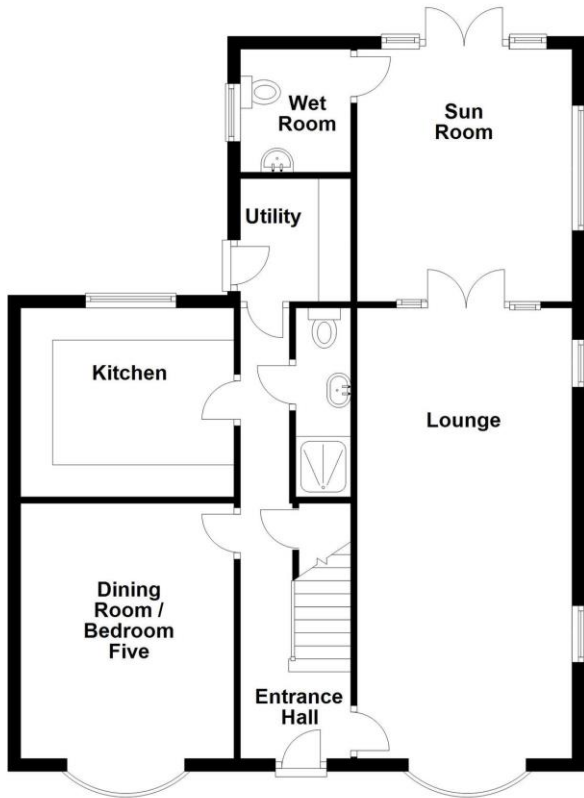
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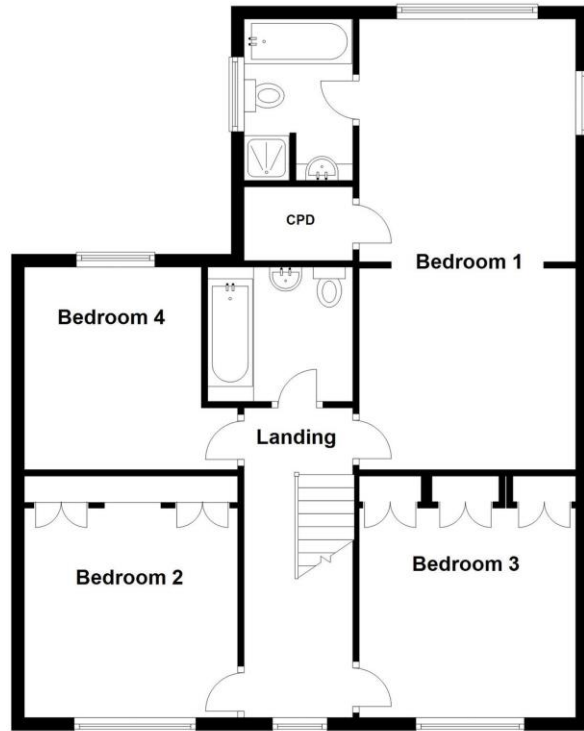
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Ground Floor



First Floor



When it comes to **property**
it must be

**lovelle**

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