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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**65 Tinkle Street
Grimoldby
LN11 8SZ**

**Offers in the Region Of
£149,950**

Tucked away off the main road through Grimoldby and facing an open green is this well presented two bedroom end of terrace house. This well built former social house has the very generous benefit of large angular private gardens to the side, front and south facing rear and occupies a large 0.07 acre plot! The property with space to extend into briefly comprises entrance, spacious lounge, modern open plan kitchen dining room to the ground floor with two double bedrooms and family bathroom to the first floor. Ideal for the first time buyer or an investor purchase to add to a portfolio with rents coming in at £700 PCM for this type of property, this property will be popular with it being an affordable entry level house in a well serviced commuter village close to Louth with good bus links, amenities and schools.

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Kitchen diner

9' 6" x 17' 11" (2.89m x 5.47m)

A large open plan space to the front of the house has space for both the kitchen which runs the full width and dining table and chairs. The kitchen is a white gloss fitted kitchen with wall and base units with grey granite effect work tops and stainless steel sink drainer over. The room has space for cooker, tall fridge freezer and washing machine under work top, there is a uPVC window to the front with fitted blind, white tiled splash backs, grey decor, grey wood effect vinyl floor, radiator, uPVC frosted door to the side and two ceiling light.

Lounge

12' 3" x 17' 11" (3.74m x 5.46m)

A large full width room has large picture window, pale brown decor with two feature walls, grey wood effect vinyl floor, white roman style fireplace with black inset and hearth and electric fire. There is radiator and ceiling light.

Entrance

4' 0" x 3' 10" (1.21m x 1.16m)

A second uPVC frosted door to the side goes into the entrance hall which is big enough and has space for shoes and jackets, grey decor, grey wood laminate, pendant light and radiator.

Stairs and landing

Stairs and landing both have grey carpet, grey decor with the landing having storage cupboard and pendant light.

Bedroom One

9' 2" x 18' 0" (2.79m x 5.49m)

A large main bedroom has uPVC window to the rear, grey carpet, cream decor with feature wall, radiator and pendant light.

Bedroom Two

9' 1" x 10' 7" (2.76m x 3.23m)

A second double bedroom has grey carpet, white and green decor, uPVC window to the front, pendant light, radiator and built in storage cupboard.

Family Bathroom

5' 6" x 7' 0" (1.67m x 2.13m)

The bathroom has a cream bathroom suite with electric shower over the bath. Modern grey tiled wall splash backs and grey decor, uPVC frosted window and blind, radiator, grey wood laminate flooring and ceiling light.

Front garden

A square front garden is enclosed with tall Privet hedge to all sides with a metal gate to the front and timber gate into the side garden via a concrete path.

Side garden

A large triangular, largely lawn garden is to the side and has space for metal and timber shed, log store and slab patio for table and chairs. The area is open to the rear with concrete path leading to that with more tall 8' Privet hedge to all sides.

Rear garden

A sunny south facing rear garden has Privet hedge to the perimeter with the garden being laid to lawn.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

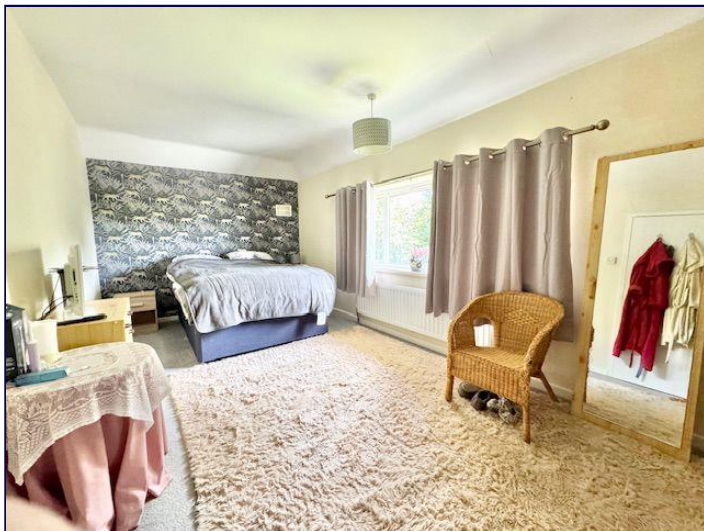
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

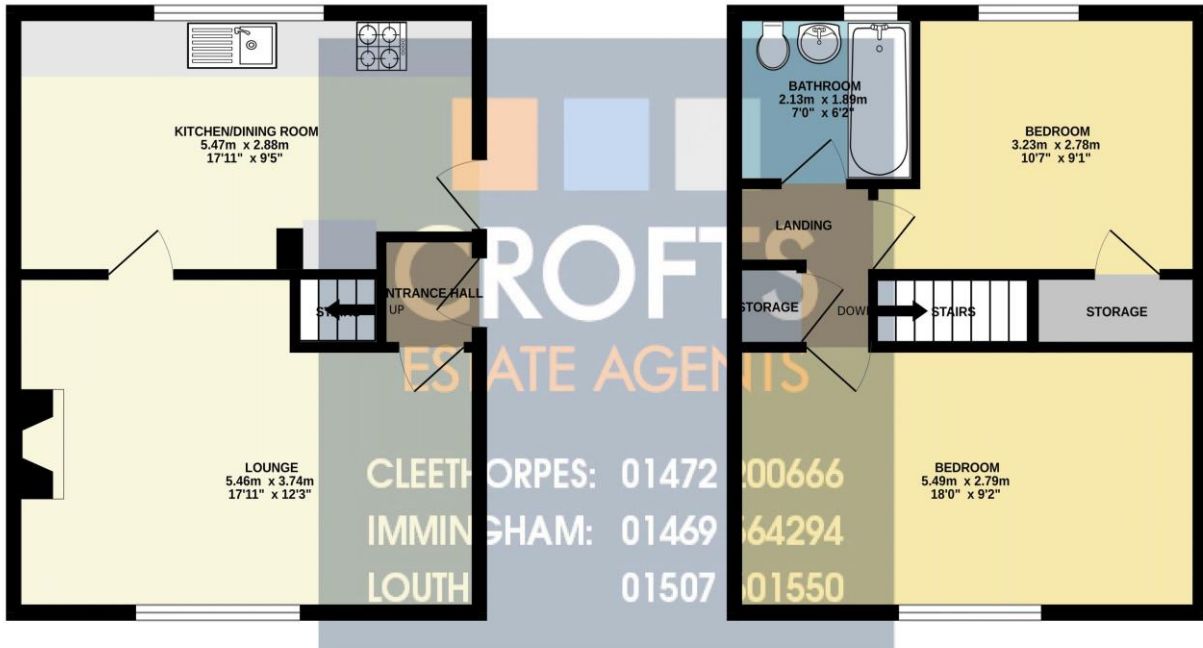
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



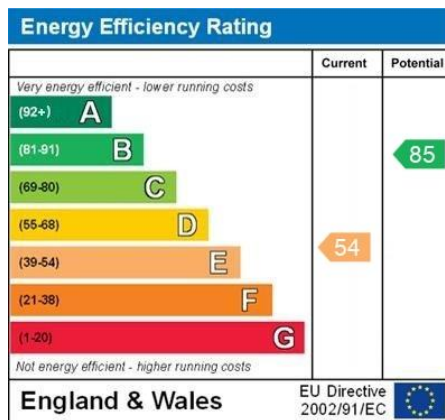


GROUND FLOOR
35.6 sq.m. (383 sq.ft.) approx.

1ST FLOOR
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA: 71.9 sq.m. (774 sq.ft.) 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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