



CROFTS ESTATE AGENTS

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



Tinkle Street

**Grimoldby
LN11 8SW**

£185,000

This spacious semi detached home comes to the market in the popular rural village of Grimoldby. Offered for sale with NO FORWARD CHAIN, the property lies in close proximity to local schooling, shops and the village of Manby, just outside of Louth. An excellent opportunity for the first time buyer or families, the property is well set back from tinkle street, approached by a driveway and private front garden and further benefits from a detached garage and private rear garden which is a nice size. Internal viewings are highly recommended and will reveal living accommodation comprising of: Entrance hallway, lounge, open plan kitchen dining room, three bedrooms and modern bathroom suite to the first floor. Having the benefits of full uPVC double glazing and gas central heating system.

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Entrance Hall

uPVC door and side panels to front elevation leads into hallway, with stairs to first floor, under stairs storage cupboard

Lounge

13' 1" x 11' 7" (3.996m x 3.522m)
uPVC bay window to front, radiator

Kitchen dining room

11' 2" x 17' 11" (3.410m x 5.451m)
uPVC window to side, uPVC french doors to rear leads into rear garden. Superb open plan modern fitted kitchen dining room incorporating space for range oven and overhead extractor, incorporating 1.5 sink bowl with draining board and mixer tap, integral dishwasher, breakfast bar, plumbing for a washing machine, modern flooring. Tiled splashbacks.

First Floor Landing

uPVC window to side, doors leading to bedrooms and bathroom

Bedroom 1

11' 1" x 10' 1" (3.383m x 3.069m)
uPVC window to front, radiator, built in storage cupboard

Bedroom 2

10' 7" x 10' 11" (3.219m x 3.330m)
uPVC to rear, radiator

Bedroom 3

6' 5" x 7' 11" (1.958m x 2.409m)
uPVC window to front, radiator

Family Bathroom

7' 11" x 6' 9" (2.411m x 2.061m)
Two opaque uPVC windows to side. P shaped panelled bath, close coupled w/c, pedestal wash basin, tiled walls, tiled floor, radiator

Outside

The front of the property is approached by a long driveway and gated access leading to a detached garage providing ample off road parking. The front garden is mostly lawned, enclosed by hedges. The rear garden is a good size, ideal for entertaining and al fresco dining, having a large decking area enclosed by wood panel fencing and tall hedges.

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, all viewings are strictly by appointment only please.

Council Tax Information

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

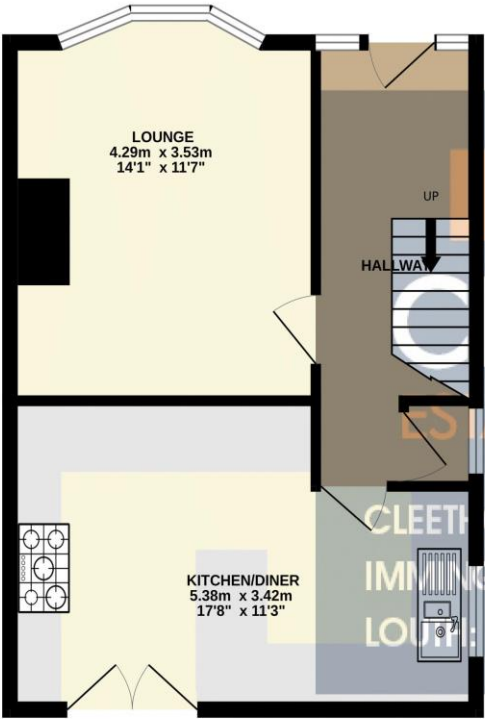
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

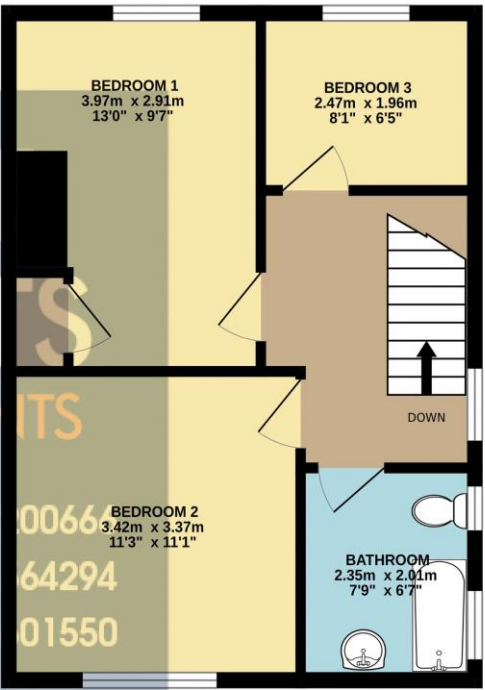
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
39.5 sq.m. (426 sq.ft.) approx.



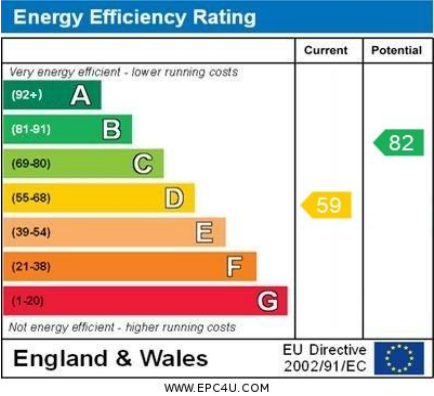
1ST FLOOR
39.0 sq.m. (419 sq.ft.) approx.



TOTAL FLOOR AREA : 78.5 sq.m. (845 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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