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



**The Brambles, 25
Tinkle Street
Grimoldby
Louth
LN11 8SW**

£300,000

This truly deceptive and spacious detached bungalow is located in the village of Grimoldby. Standing in a mature private plot with open views to the rear, the property is well set back from the road and has an extensive driveway providing excellent parking facilities with room for caravan or motorhome. The property benefits from full uPVC double glazing and gas central heating throughout, with spacious and well presented living accommodation ideal for families or those who are looking for living space on one level. Briefly comprising of: Entrance hallway, lounge, fitted kitchen, sun room/conservatory, modern shower room suite and three bedrooms. Outside, the property is approached by a large gravelled driveway which provides ample parking and space for caravan/ motorhome or similar. The rear garden is a fantastic space for families, backing onto open farmland to the rear giving fantastic privacy.

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LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hallway

uPVC door to side opens into entrance hallway, radiator, coving to ceiling. Built in storage cupboard.

Lounge

12' 10" x 21' 1" (3.918m x 6.429m)

Two uPVC windows to front, uPVC window to side, two radiators, coving to ceiling.

Kitchen

10' 5" x 9' 2" (3.174m x 2.79m)

Range of modern fitted units incorporating sink bowl unit with draining board and mixer tap, plumbing for washing machine, space for cooker with overhead extractor hood. Tiled ceramic splashbacks, under unit lighting, coving to ceiling, ceiling spotlights. Open plan entrance into sun room

Sun room

10' 5" x 8' 7" (3.165m x 2.610m)

uPVC door to rear leading to rear garden. Radiator, uPVC double glazed windows to side and rear. Spotlight ceiling. Door to side leads into integral garage.

Shower Room

5' 3" x 6' 5" (1.608m x 1.963m)

Opaque uPVC window to side, large walk in shower, close coupled w/c, pedestal wash basin

Bedroom 1

11' 0" x 11' 3" (3.355m x 3.439m)

uPVC window to rear, radiator.

Bedroom 2

11' 0" x 9' 5" (3.358m x 2.858m)

uPVC window to rear, radiator.

Bedroom 3

8' 0" x 8' 11" (2.443m x 2.719m)

uPVC window to side, radiator fitted wardrobes and space for freestanding wardrobes.

Integral Garage

16' 2" x 9' 1" (4.935m x 2.760m)

With light and power. Door to front off driveway. Accessed from the sun room via door to side.

Outside

The front of the property is approached by a large gravelled driveway providing extensive off road parking, including space for caravan/motorhome. There are external power sockets. Access to the side of the property leads to the large private garden which is mostly lawned with open views to the rear. Ideal for families, al fresco dining or entertaining guests.

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



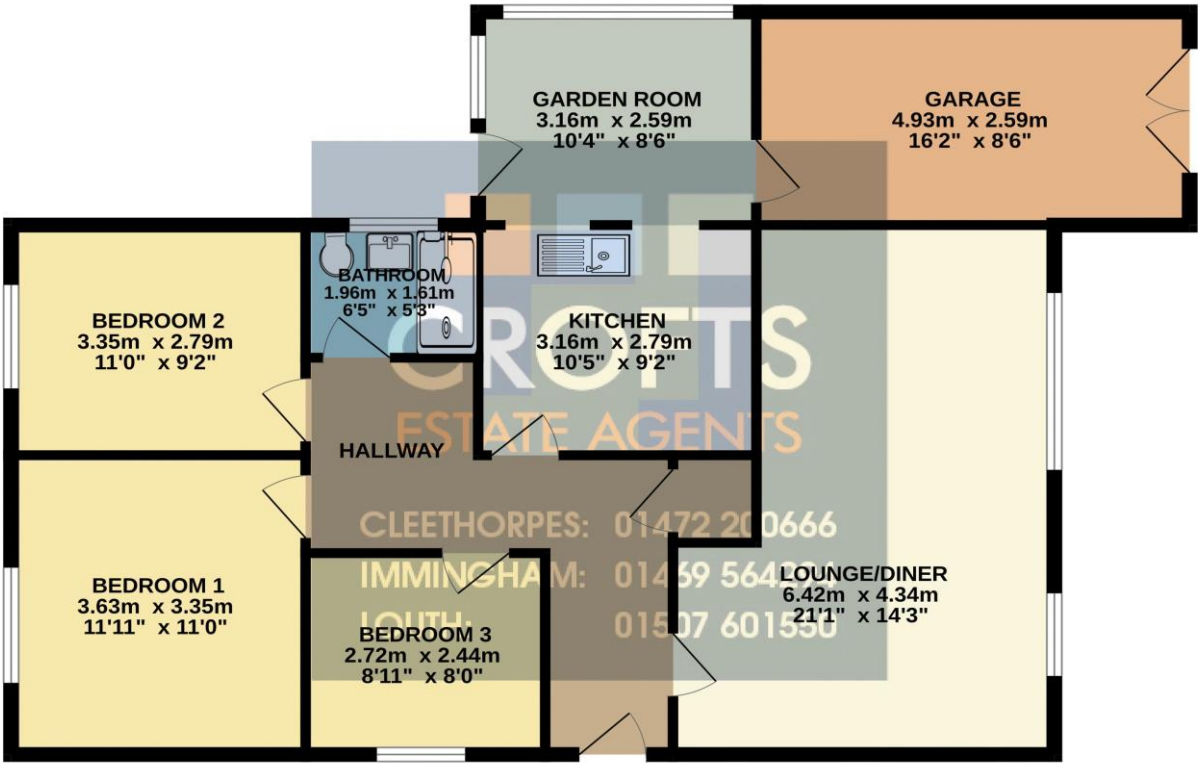




OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
97.1 sq.m. (1045 sq.ft.) approx.



TOTAL FLOOR AREA : 97.1 sq.m. (1045 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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