



# CHOICE PROPERTIES

*Estate Agents*

Church View Tinkle Street,  
Grimoldby, LN11 8SW

Reduced To £524,250



Choice properties are delighted to bring to the market, with no onward chain, an exciting opportunity to purchase this bespoke and immaculately presented four bedroom (1 en-suite) detached house which stands proudly within an attractive and beautifully maintained plot of approximately one third of an acre. This stunning and stylish family home lends itself to a variety of different lifestyles and includes a double storey garage with the planning to create a spacious annexe. Built by the current Vendors in 1997 to a high specification and set in the most sought after village of Grimoldby, this dream home really will capture your heart! Early viewing is advised.

Offering generously proportioned rooms throughout, with a desirable layout, and having the advantage of gas central heating and UPVC Double Glazing, the most stunning and well laid out accommodation consists of:-

#### **Porch**

7'6" x 7'9"

Entrance via uPVC double glazed door with featured windows to each side, built in storage cupboard, double opening doors into:-

#### **Hallway**

10'6" x 11'7"

Spacious and abundantly light hallway, staircase to the first floor.

#### **Cloakroom w.c.**

7'6" x 3'6"

Fitted with a two piece suite comprising wash hand basin and dual flush w.c.

#### **Kitchen**

9'11" x 12'0"

Fitted with the most stylish range of wall and base units with a cream high gloss base and black marble effect worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer taps, featured plinth lighting to the units, range cooker with stainless steel extractor hood over, integrated appliances including a dishwasher, wine cooler and microwave, LED lighting, LTV flooring, inset spotlights to the ceiling, bricked featured archway leading into the dining room.

#### **Utility Room/Shower Room**

6'7" x 12'0"

Fitted with wall and base units with worksurfaces over, one bowl stainless steel sink unit with drainer and mixer taps, space for large freestanding American fridge/freezer, plumbing for a washing machine, space for a tumble dryer, LTV flooring, Ideal Mexico 2 gas boiler, door to the shower room to include a large corner shower, basin and toilet, pedestrian door to the side aspect leading into the garden.

#### **Lounge**

22'8" x 11'10"

Dual aspect windows creating a lovely light and airy atmosphere, fully carpeted, gas fire set into featured brick surround which also has the right side chimney flu suitable for a log burner if required, TV Aerial point, telephone point, two entrance doors - one from the hallway and one from the dining room.

#### **Dining Room**

11'11" x 11'7"

With ample space for a central dining table, ceiling fan, LTV flooring, French double opening patio doors leading into:-

#### **Conservatory**

10'11" x 11'7"

With triple aspect windows, solid timber clad ceiling for extra insulation with featured ceiling fan lighting, LTV flooring, French double opening patio doors opening up onto the generous and attractive rear garden.

#### **Landing**

13'8" x 11'7"

Spacious landing with built in double storage cupboard, loft access - with lighting.

#### **Master bedroom**

22'10" x 11'10" to widest dimensions

Remarkably spacious master bedroom, dual aspect windows, LED spotlighting to the ceiling and ceiling fan, built in wardrobes, fully carpeted, opening into:

DRESSING AREA

LED spot lights to the ceiling, open views of the garden, built in storage wardrobes, door to:-

#### **En-suite Shower Room**

8'0" x 3'6"

Fitted with modern three piece suite comprising large shower cubicle with mains shower over - recently fitted Bath Empire shower panel with multi-jets, wash hand basin set into vanity unit with stainless steel mixer taps, dual flush w.c., chrome heated towel rail, tiled splash backs,

#### **Bedroom 2**

11'2" x 12'0"

Spacious double bedroom, Feature uPVC arch window to the front aspect, fully carpeted.

#### **Bedroom 3**

11'1" x 12'0"

Spacious double bedroom, laminate flooring, built in storage wardrobes, uPVC double glazed window to the front aspect.

#### **Bedroom 4**

9'3" x 11'7"

Spacious double bedroom, fully carpeted, built in storage wardrobes, uPVC double glazed window to the rear aspect.



## **Bathroom**

11'11" x 11'3"

With panelled jacuzzi bath, pedestal wash hand basin, low level flush w.c., bidet and walk in large rectangle shower cubicle with mains shower and power jets. Three quarter tiled walls. Radiator.

## **Driveway**

The property features an extremely large driveway providing an incredible amount of space for many vehicles and includes secure standing for a motor home, caravan, etc.

## **Double Garage**

33'3" x 25'0"

Impressive double opening wrought iron gates provide access to the Garage. This incredibly spacious garage features high ceilings and is ideal for use as a workshop/garage with electric lighting and power. The garage also benefits from a separate w.c and wash hand basin. A traditional staircase gives access to the large upper level area which has the potential for a variety of uses such as a home office, bar, games room, etc. This building is extremely versatile and also has the planning permission to be converted into an annexe.

## **Gardens**

The property stands proudly within a stunning plot of approximately one third of an acre. The front gardens are neatly laid to lawn and feature a bricked raised bed with established plants and shrubbery throughout. To the rear of the property you will find a generously sized and beautifully maintained garden which is mainly laid to lawn and secured with timber fenced boundaries. There is a spacious paved patio seating area located outside the conservatory which is ideal for soaking up the sunshine and outdoor entertainment/dining.

## **Location**

Grimoldby is a popular village in the East Lindsey district of Lincolnshire, England, and lies approximately 5 miles (8 km) east from Louth. The village is very family friendly and has many facilities including a well regarded Primary School, Village hall with regular events, Post office, Co-op store, GP Surgery and a lovely Italian restaurant. There is also a call collect bus service.

## **Tenure**

Freehold

## **Council Tax Band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E - Amount payable 2024 - £2542.65

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG

Tel 01507 860033

## **Opening Hours**

Monday to Friday 9.00am - 5.00pm

Saturday 9.00am - 3.00pm

## **Making an Offer**

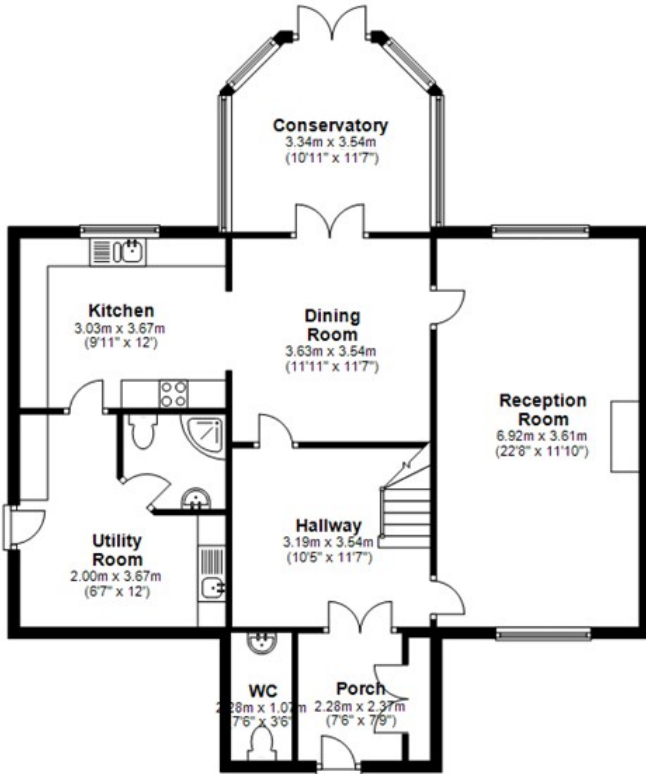
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

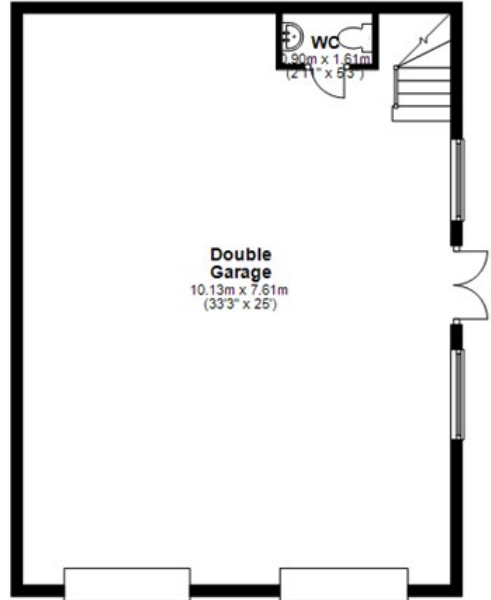
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



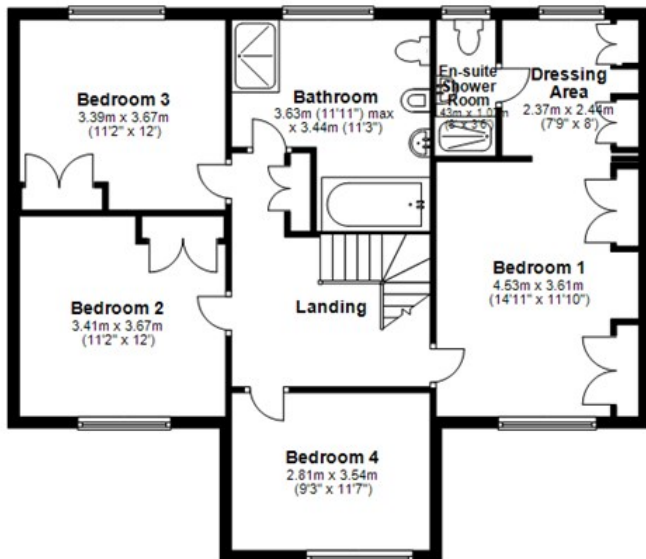
**Ground Floor**



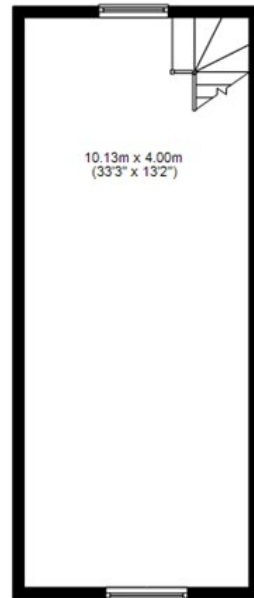
**Second Floor**



**First Floor**



**Third Floor**





# Directions

Head out of Louth via Legbourne road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road). At the crossroads turn left onto Tinkle Street. Continue on Tinkle Street and Church View can be found just past the turning for Orchard Park, opposite the church on the left hand side.

