



CHURCH VIEW, TINKLE STREET, GRIMOLDBY, LN11
ASKING PRICE £520,000



NO ONWARD CHAIN

TES Property is delighted to bring to the market this impressive and immaculately presented family home located in the popular village of Grimoldby, close to shops and amenities and only 5.3 miles to the charming market town of Louth.

Built by the current vendors in 1997 to a high specification throughout, this attractive house will suit all your needs.

Internally comprising an entrance porch, hallway, modern kitchen, dining room, lounge and conservatory, further benefitting from a utility, downstairs shower room and cloakroom. The first floor consists of four double bedrooms, most with built in wardrobes and an en-suite and dressing area to bedroom one along with a large modern five piece suite family bathroom.

The gardens are equally impressive with several areas laid to lawn, a spacious patio area and mature shrubs throughout, along with a large gravelled driveway leading to a larger than average detached double garage with workshop as well as room above.

Viewing is highly recommended to appreciate all this lovely property has to offer!



Location - Grimoldby

The popular village of Grimoldby is adjoined with the village of Manby. It is approximately 5 miles from Louth, 20 miles from Grimsby and 30 miles from Lincoln, and just a short drive to the coast including some of the popular coastal villages such as Mablethorpe, Sutton-on-Sea and many more. Another popular attraction, Cadwell Park, is located only 9.3 miles away.

It is well serviced with a wealth of amenities including a supermarket, an Italian restaurant, a coffee shop, a post office with grocery store and a cricket club. As well as doctors' surgery, a nursery, a primary school and it's within the catchment of King Edward Grammar School.

The village also offers rural walks with a network of popular footpaths and beaches are only a short drive away.

School Catchment Area

This property is in the catchment area for many primary schools, including Grimoldby Primary School, North Cockerington Church of England Primary School and East Wold Church of England Primary School. As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

Entrance Porch

5'8" x 7'5"

Enter the property via a uPVC double glazed door with uPVC double glazed window to the side into the entrance porch where there are built in storage cupboards to one wall, coving to the ceiling and a radiator. There is a door into the cloakroom and further double doors into the hallway.

Hallway

Welcoming hallway with staircase leading to the first floor landing with a useful understair storage cupboard below, coving to the ceiling, feature dado rail and radiator. Doors lead into the lounge and dining room.

Cloakroom

3'6" x 7'5"

Fitted with a W.C and wash hand basin with tiled splashback, uPVC double glazed privacy glass window to the front and a radiator.

Kitchen

11'10" x 10'1"

Fitted with a range of high gloss wall, base and drawer units with a complimentary black marble effect worktop with upstand and splashbacks, one and a half bowl stainless steel sink unit with drainer and mixer taps. There is an integrated dishwasher, wine cooler and 'CDA' microwave and a free standing double 'Range' oven with extractor over. The LVT flooring continues, under counter and floor lighting, uPVC double glazed window to the rear and a door leading into the utility.

Utility

12'1" (max) x 11'8" (max)

With continuation of LVT flooring, fitted wall and base units with worktop over and tiled splashbacks, one bowl stainless steel sink unit with drainer and mixer taps, under counter space for washing machine and tumble dryer and space for an American style fridge freezer. There is a uPVC double glazed window to the front and a uPVC door to the side, coving to the ceiling, wall mounted consumer unit, radiator and free standing gas boiler. A door leads into the shower room.

Downstairs Shower Room

5'7" x 5'10"

Downstairs shower room fitted with a W.C, wash hand basin and a corner shower cubicle with sliding glass door, the splashbacks are tiled, extractor, radiator and LTV flooring.

Reception Room

11'9" x 22'8"

Sizeable lounge with dual aspect uPVC double glazed windows, gas fireplace with feature bricked surround, wall lighting, T.V aerial point, coving to the ceiling and two radiators. A door leads into the dining room.

Dining Room

11'7" x 11'10"

Spacious dining area with LTV flooring, spotlights to the ceiling and radiator. There is a door that leads into the conservatory and an exposed brick archway leading into the kitchen.

Conservatory

11'8" x 12'11"

With continuation of LVT flooring, radiator, dwarf brick wall with uPVC double glazed windows to all three exterior walls and double opening patio doors leading out to the rear garden, solid timber cladded ceiling with fan lighting.

First Floor Landing

Spacious L-shape landing with coving to the ceiling, smoke alarm, access to the partly boarded loft, radiator and built in double airing cupboard which is fitted with shelving and houses the hot water cylinder. There is access to all bedrooms and the bathroom.

Bedroom 1

22'10" (max) x 11'10" (max)

Large master suite with built in wardrobes to one wall, dual aspect with uPVC double glazed windows to the front and rear, coving to the ceiling, ceiling fan, two radiators and spotlights to the ceiling. A feature archway leads into the dressing area with further built in storage cupboards and a door into the en-suite.

En-Suite

3'8" x 9'2"

Fitted with a modern three piece suite consisting of a large walk in shower cubicle with multi-jets shower and sliding glass door, wash hand basin set within vanity unit with storage, and W.C with storage cupboards, spotlights to the ceiling, heated towel rail, partly tiled walls, uPVC double glazed privacy glass window to the rear and extractor.

Bedroom 2

11'9" x 11'3" (max)

Double bedroom with uPVC double glazed window to the front, laminate flooring, built in wardrobes to one wall, coving to the ceiling and a radiator.

Bedroom 3

11'10" x 11'2" (max)

Double bedroom with uPVC double glazed window to the rear, coving to the ceiling, built in wardrobes to one wall, and a radiator.

Bedroom 4

11'10" x 9'4"

Double bedroom with coving and spotlights to the ceiling, radiator and feature arch uPVC double glazed window to the front.

Family Bathroom

12'0" (max) x 11'7" (max)

Large family bathroom fitted with a five piece suite consisting of a large walk in shower cubicle with power jets and sliding glass door, W.C, wash hand basin, bidet and step up to a panelled jacuzzi bath. The walls are partly tiled with coving and spotlights to the ceiling, laminate flooring, uPVC double glazed privacy glass window to the rear, radiator, extractor and fitted corner unit.

Double Garage

33'3" x 25'0"

Impressive and spacious detached double garage which is larger than average and is fitted with shelving and provides ample space for parking cars or workshop space. There is power, lighting and windows throughout. with two roller doors on entrance. The garage also benefits from a separate W.C with wash hand basin and window to the rear. A staircase leads to the first floor room which has the potential for multiple uses such as work from home space, games room and much much more. There is potential to convert the space into an annexe, subject to relevant planning permission.

Gardens

The property is sat within well maintained gardens measuring approximately one third of an acre with a range of mature shrubbery throughout. Fronted with a sizeable garden laid to lawn with feature raised brick flower beds and a spacious gravelled driveway which leads down the side of the property and to the double garage via a set of double opening iron gates. As you head down the garden there is a pathway leading to the side door and personnel gate providing access to the rear of the garden. A large patio area provides the perfect place for alfresco dining and entertaining with a dwarf brick wall surrounding with steps leading up to a generously sized lawned area. The gardens are enclosed with fencing and hedging to the boundary.

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Total Floor Area

170m² / 1830ft²

Brochure Prepared

July 2024.

Council Tax Band

East Lindsey Council Tax Band E

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
		72			84
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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