



MIDDLE SYKES LANE, GRIMOLDBY, LN11
GUIDE PRICE £450,000



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £458,000.

TES Property are delighted to bring to the market 'The Gables' is a superb example of a Grade II listed former farm house dating back to 1750. The property has heaps of charm and retains many original features. Two later sympathetic extensions have been added to cater for a more modern and spacious lifestyle.

Greatly improved further by the current owners with a superbly hand crafted 'Murdock and Troon' kitchen. This home is beautifully finished with quality fixtures and fittings, benefitting from a converted former barn with vaulted ceilings and exposed beams. The outside offers an excellent family garden and additional 1.7 acre meadow. A perfect 'Escape to the Country'.



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.

It is well serviced with a wealth of amenities including a grocery store, a supermarket, an Italian restaurant, a coffee shop, a post office 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.

Entrance Hall

Enter the property through a solid wood Georgian style door with glazed panels into a welcoming entrance hall, having an exposed brick feature wall with coat hooks, there is Karndean wood effect floorboard, a cast-iron radiator, recessed ceiling spot lights, under stair storage cupboard with shelves and stairs to the first floor.

Lounge

15'9" x 14'6"

Traditionally decorated with a timber single glazed sash window and two further side windows, a feature open fireplace with brick inset, a stone hearth and painted timber mantle and cast iron radiator.

Dining Room

15'9" x 15'3"

Tastefully decorated and having a feature brick built chimney breast and fireplace with multi fuel burner and brick hearth, Karndean wood effect floor covering, a cast iron radiator, timber window to the side aspect and a wooden sash window to the front aspect, dado rail and recessed ceiling spot lights.

Utility Room

8'10" x 7'3"

Having plumbing for the washing machine and space for a tumble dryer, a traditional Belfast sink with brass taps and tiled splashback, beams to the ceiling a timber single glazed window and brick floor. There is also a W.C with Saniflow waste extraction system.

Kitchen

14'5" x 14'1"

Fitted with a comprehensive range of bespoke 'Murdoch and Troon' hand crafter wall and base units with solid wood worktops, an island unit has pull out waste and recycle bin drawers and breakfast bar with space for three seats, The focal point is cream electric 'Aga' cooker with bespoke wooden cupboards and solid wooden mantel with shelf above, there is double Belfast sink with chrome mixer taps, and space for a fridge freezer. A latch door leads to a staircase to the first floor third bedroom, with under stair storage cupboard. There is a central heating radiator with a radiator cover. A doors lead to the Barn and the Dining room. A stable door provides access to the rear patio and garden. A timber Georgian style window and a additional door leads to the driveway.

The Barn

21'0" x 14'1" & 21'4" x 13'4" max

A magnificent room with vaulted ceiling with exposed beams, wall lights, three radiators and laminate flooring and four high line windows and patio doors leading to the driveway.

Landing

The staggered staircase leads to a lower level with access to the family bathroom then continues to the landing with access to bedroom 1 and 2. The stairs continue up to the loft access.

Family Bathroom

9'0" x 7'10"

Fitted with a four piece white suite comprising a bath, W.C, wash basin and open shower cubicle with mains fed shower. There is a timber window and the walls and floor are tiled and a heated towel rail.

Principle Bedroom

16'0" x 14'1"

A beautifully decorated room with a timber window to the front and a further two timber windows to the side aspect, a radiator and a door leading to bedroom 2

Bedroom 2

15'9" x 14'11"

Accessed from either the bedroom 1 or directly from the kitchen via a separate staircase. The room has part vaulted ceilings and there is a timber window, a central heating radiator and a ornamental cast iron fire.

En suite Shower Room

7'8" x 3'6"

With a modern three piece suite comprising a W.C shower cubicle with electric 'Triton Alicante shower, and a wash basin, there is a timber window, a radiator and the walls and floor are tiled

Bedroom 3

16'4" x 12'9"

With part vaulted ceiling, and a comprehensive range of fitted wardrobes, there is a decorative cast iron fireplace with wooden mantel, a radiator and a timber window.

Boiler House

11'4" x 5'9"

A brick built lean-to attached to the side of the property housing a 'valiant' gas fired combi boiler. there is additional storage for garden tools. A timber window and power and lighting.

Garage

14'1" x 13'7"

Brick built and attached to the the property with timber hinged doors power and lighting.

Wood Store

13'4" x 6'3"

Accessed by a timber door and having a sloping ceiling. There is power and lighting.

Front & Side Gardens

The property is accessed from the country lane onto a sweeping gravel driveway providing ample off road parking for a number of vehicles. The property sides onto the road and has a lawn area adjacent to the country lane with an ornamental lamp post, a further lawn area to the front of the property with a brick path leading to the front door to a natural brick well with ornamental pump.

Rear Gardens

The rear garden is mainly laid to lawn with open country views. there is a generous patio with direct access to the kitchen. There is an outside tap and a brick built curved wall with seating and outside lighting.

Tenure

We believe the property to be Freehold and are awaiting solicitors confirmation.

Services

Mains gas, electric water and drainage are understood to be connected. As agents we do not test or inspect any of the services or service installations and advise any interested parties to rely on their own survey.

Council Tax Band

Council tax band D

Details Produced

January 2025.

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

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

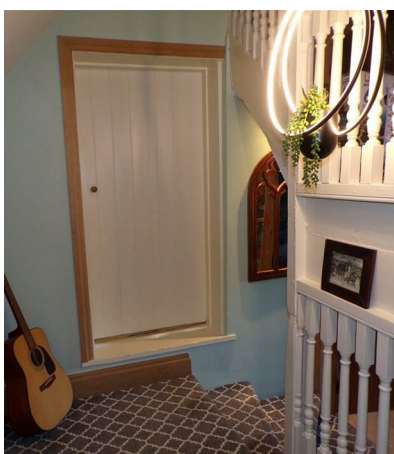
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

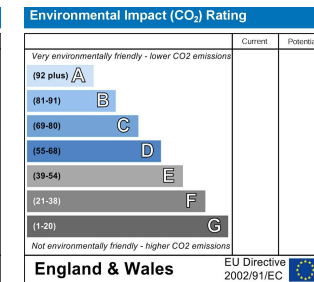
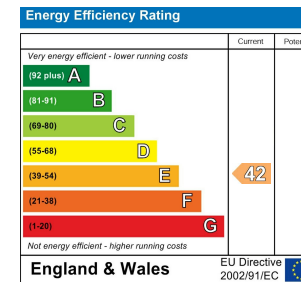
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





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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