



6 Tinkle Street, Grimoldby, LN11 8SW
Asking Price £269,000

TES Property bring to the market this well presented family home located in the popular village of Grimoldby, only 6 miles to the market town of Louth. This delightful detached property has the benefit of front and rear garden with off road parking and a garage. Internally, the property consists of a breakfast kitchen with pantry cupboard, living room, three bedrooms and bathroom and ground floor W.C.

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.

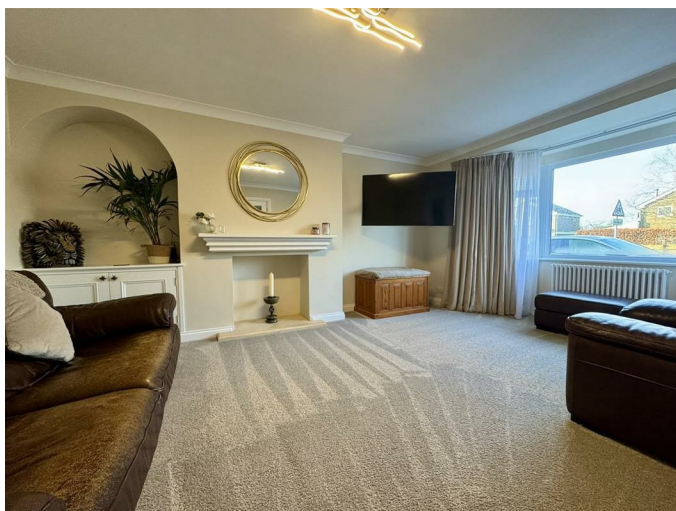
The village also offers rural walks with a network of popular footpaths and beaches are only a short drive away.

Entrance Hallway



Welcoming entrance with uPVC double glazed window to the side, radiator and staircase to the first floor landing with storage below housing the consumer unit and meters. There is coving to the ceiling, spotlights and smoke alarm.

Living Room 12'8" x 15'7" + 7'2" 2'7" (3.88m x 4.75m + 2.2m 0.8m)



Bright and airy room with former fireplace with wooden mantle and stone hearth, wall recess with storage

cupboard, uPVC double glazed window to the front, T.V aerial point and two radiators.

Rear Lobby

With doors leading into the kitchen, W.C and door to the side.

W.C 6'11" x 2'7" (2.13m x 0.8m)

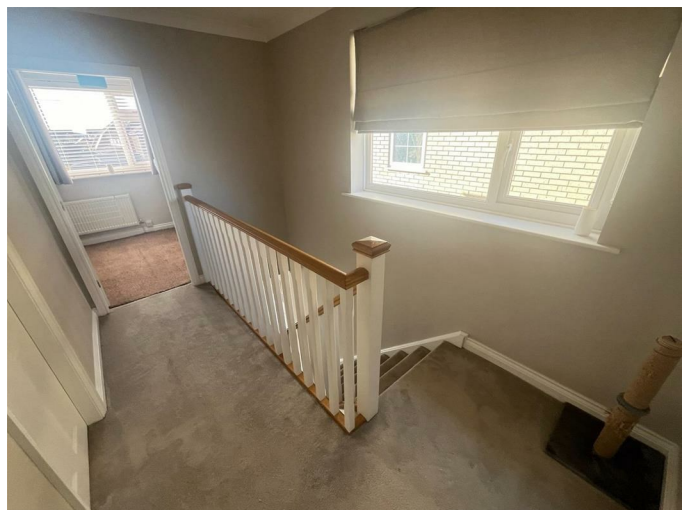
Fitted with a W.C and corner wash hand basin. The walls are partly tiled with a mirrored corner cabinet, uPVC double glazed window to the side and heated towel rail.

Breakfast Kitchen 13'0" x 11'10" (3.97m x 3.63m)



Kitchen fitted with a range of high gloss wall, base and drawer units with contrasting marble effect worktop over with electric double oven with five ring gas hob and extractor over, one and a half bowl sink unit with drainer, tiled splashbacks, space for washing machine, dish washer and fridge freezer. There are uPVC double glazed windows to the rear and side, T.V aerial point and a door into the pantry cupboard which is fitted with shelving.

First Floor Landing



With uPVC double glazed window to the side and access to the loft where the boiler is located.

Bathroom 7'8" x 6'10" (2.36m x 2.10m)



Modern bathroom fitted with a three piece suite consisting of a W.C, and wash hand basin in vanity unit and P shaped bath with rainfall shower head over, additional shower attachment and glass shower screen. The walls are partly tiled with touch sensor mirror, heated towel rail, uPVC double glazed privacy glass window to the rear, tiled effect flooring, extractor and airing cupboard with storage above.

Bedroom 11'10" x 13'0" (max) (3.61m x 3.98m (max))



With uPVC double glazed window to the rear, built in wardrobe and a radiator.

Bedroom 15'9" x 12'10" (max) (4.81m x 3.92m (max))



With uPVC double glazed window to the front, built in wardrobe and storage cupboard, T.V aerial point and a radiator.

Bedroom 3 7'10" x 9'3" (2.4m x 2.82m)



With uPVC double glazed window to the front and a radiator.

Outside



The property is fronted with a concrete driveway which leads to the front of the property and is enclosed with gates to the front. There is a gravelled area to the side providing space for further parking if required. A gate to the side leads round the property to the rear garden.

The rear garden is mainly laid to lawn with a private patio area to the rear of the garage. The garden is enclosed with fencing with a covered storage area to the side and an outside tap.

Garage 25'9" x 15'8" (7.85m x 4.79m)

Barn door style garage doors, consumer unit, electricity supply, space for tumble dryer and workshop area to the rear.

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.

Brochure Prepared

March 2025.

Council Tax

East Lindsey District Council Tax Band C.

Viewings

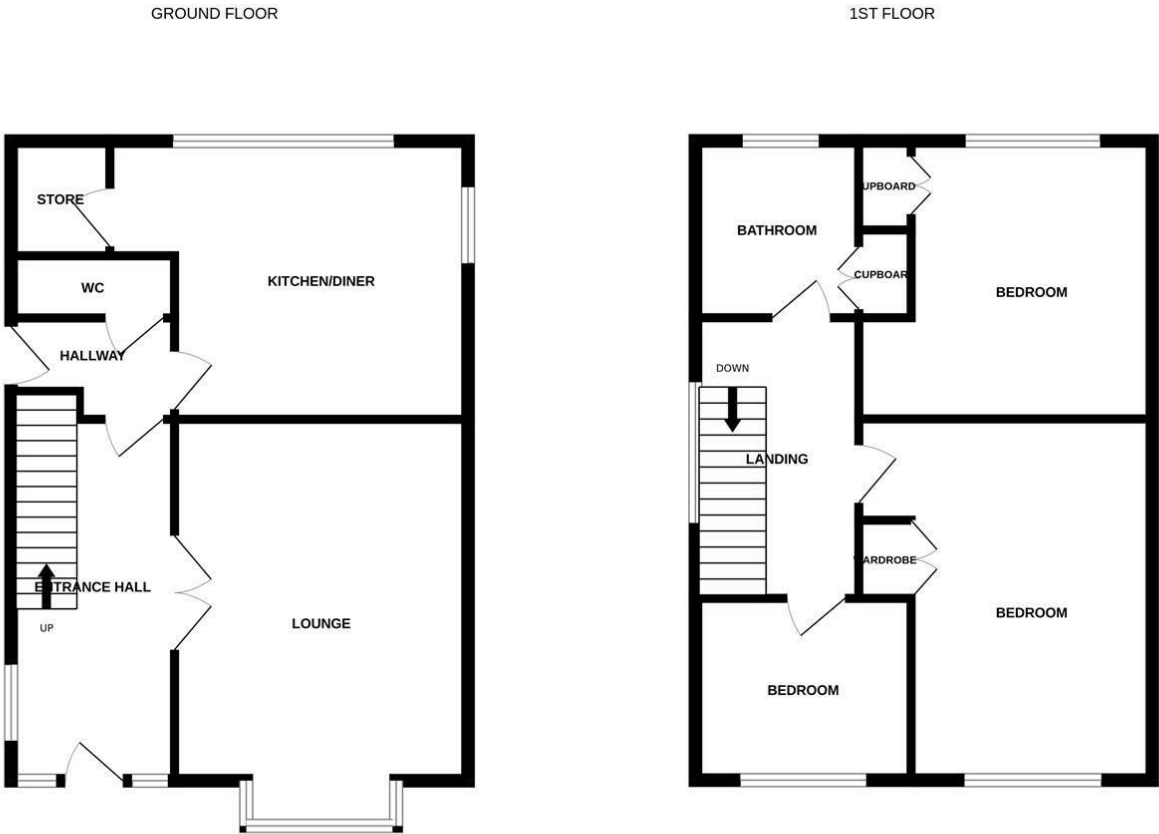
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

Floor Plan

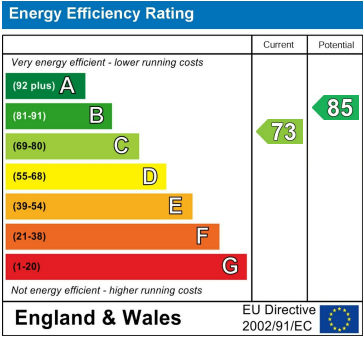


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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.