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Eastfield Lane, Grimoldby



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£295,000

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A neutrally decorated three-bedroom detached house for sale on a village lane in rural Grimoldby near Louth, featuring a lounge and an open-plan kitchen/dining area, cloakroom WC, generous lawned gardens, ample parking with countryside walks on the doorstep and convenient access to nearby town amenities and transport links.

Key Features

- Generous Plot
- Views Over Adjoining Paddocks
- Three Bedrooms
- Contemporary Kitchen Diner
- Lounge
- Conservatory
- Bathroom & Cloakroom WC
- Quiet Village Lane
- Ample Off Road Parking
- EPC rating C
- Tenure: Freehold





This neutrally decorated three-bedroom detached house is offered for sale in the rural village setting of Grimoldby, near Louth. Set on a generous plot with lawned gardens, ample parking, the property is positioned on a village lane with access to local walking routes and open countryside.

An entrance porch/conservatory provides a versatile, practical and light-filled approach to the ground floor accommodation, creating a useful space for coats, footwear and everyday storage before entering the main home.

Inside, the layout includes two reception rooms and a well-appointed kitchen that is open to the dining area, offering a sociable and functional arrangement. The main lounge enjoys a garden view and features sliding patio doors to the conservatory providing good natural light. Under-stair storage in this room adds useful concealed space for household items.

The second reception room also enjoys views over the garden and benefits from a cast iron log burner, creating a focal point and an additional heat source. This room is open from the kitchen, providing an easy flow between the cooking, dining and sitting areas, well suited to day-to-day family life and informal entertaining.

The kitchen itself is arranged in an L shape with shaker style units and wood-effect worktops. It includes a built-in oven, 4-ring electric hob, integrated fridge and integrated freezer, together with an integrated slimline dishwasher to assist with daily convenience, and plumbing for a washer is also provided, ensuring the space is well equipped for modern requirements. Being open to the dining area, the kitchen allows for family meals and social cooking while remaining connected to the main living areas.

A cloakroom WC on the ground floor equipped with a close coupled WC and wash hand basin adds further practicality for residents and visitors alike.

To the first floor, the property offers three bedrooms and a family bathroom. Bedroom one is a generous double room with built-in sliding doored wardrobes equipped with hanging rails and shelving, providing organised storage and helping to maximise usable floor space. Bedroom two is also a double bedroom with built-in wardrobes, similarly, offering integrated storage. Both with views to the rear. Bedroom three is a single bedroom, again with built-in sliding doored wardrobes currently housing the Ideal Logic Gas Fired combination boiler, making this room suitable as a bedroom, study or nursery depending on requirements.

The bathroom is fitted with a three-piece suite comprising of panelled bath with shower over, close coupled WC and vanity wash hand basin and includes a chrome heated towel rail, contributing to comfort and convenience. The neutral decoration throughout the property provides a straightforward backdrop for a new owner to furnish and personalise to their own style.

Externally, the house sits on a generous plot with lawned gardens, offering space for outdoor seating, children's play equipment or simple enjoyment of the surroundings. There is ample parking, making it suitable for households with multiple vehicles or for visitors. The property also benefits from views over adjoining paddocks to the sides and rear, contributing to an open aspect and a sense of space in this rural village setting. There are also three timber garden sheds, two of which benefit from light and power, providing perfect space for workshops or storage. Along with the hand addition of a lean to brick store to the front of the property which benefits from light and power. The nearby walking routes are a particular feature for those who enjoy spending time outdoors, with direct access to the surrounding countryside from the village.

Grimoldby itself boasts a popular primary school and village Co-op whilst lying just a short distance from the market town of Louth, which is known for its range of independent shops, traditional markets and everyday

amenities including supermarkets, healthcare provision and leisure facilities. The wider area offers access to the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, and coastal locations are also accessible by car for day trips and recreation.

With an EPC rating of C and council tax band C, this three-bedroom detached house on a village lane in Grimoldby offers a neutrally decorated interior, two reception rooms, well-equipped kitchen, cloakroom WC, generous gardens and ample parking all within a rural setting with walking routes and access to nearby town and transport connections.

Room Measurements

Ground Floor

Entrance Porch / Conservatory: 13'11" x 6'09"
Cloakroom WC: 5'04" x 3'05"
Kitchen Area: 12'09" (max) x 11'11" (max) - L Shaped
Dining Area: 10'9" x 9'08"
Lounge: 10'11" x 14'08"

First Floor

Bedroom One: 14'00" x 10'09"
Bedroom Two: 9'07" x 12'04"
Bedroom Three: 11'02" x 5'10"
Bathroom: 6'06" x 6'08"

Brick Store: 6'04" x 3'01"

Disclaimer

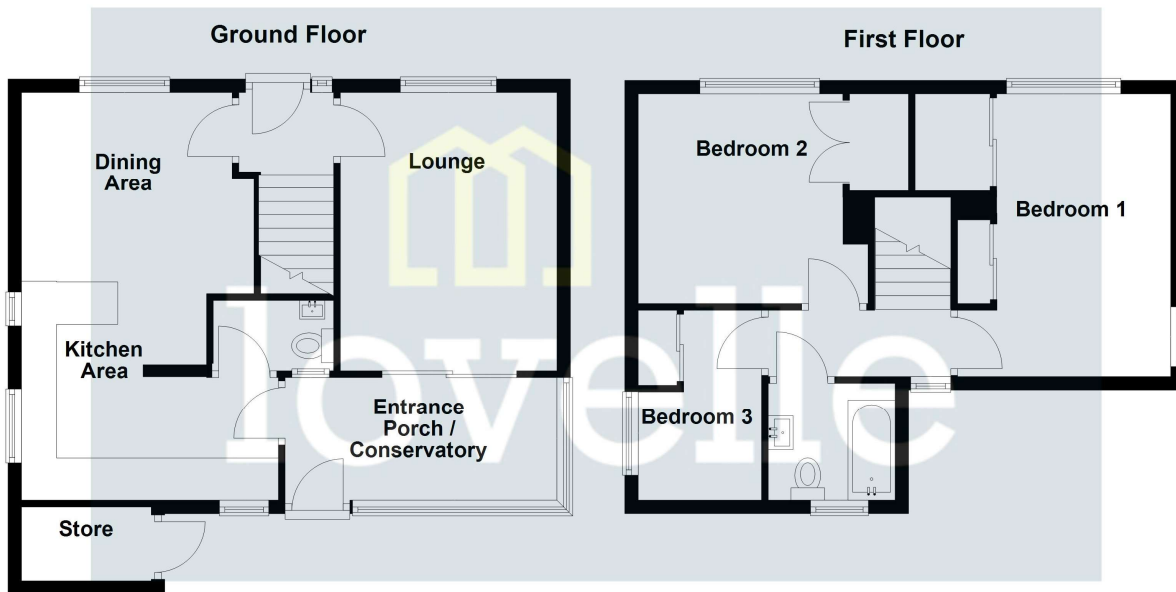
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Mobile and Broadband Checker

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.







Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

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