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Middlesykes Lane, Grimoldby



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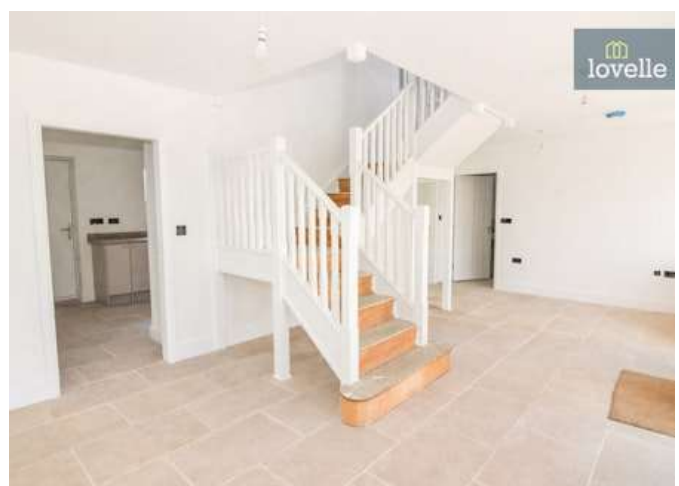
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£675,000

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An immaculate brand-new five-bedroom detached house for sale in Grimoldby, offering around 3,500 sq ft of flexible family accommodation (including potential annex), an open-plan kitchen/living space, extensive gardens of approximately three-quarters of an acre, ample parking and a garage, in a quiet village setting close to schools, amenities and countryside walks.

Key Features

- Incredible Detached New Build
- 3/4 Acre Plot
- Open Views To The Rear
- Open Plan Family Living
- 5 Double Bedrooms
- 2 En Suite Bathrooms
- Family Bathroom & Cloakroom WC
- Annex Potential
- Extensive Driveway & Garage
- EPC rating B
- Tenure: Freehold





This immaculate five-bedroom detached house is offered for sale in the village of Grimoldby, providing a substantial new-build home of approximately 3,500 sq. ft on a plot of around three-quarters of an acre. Signed off early 2026, the property combines generous internal accommodation with extensive gardens, ample off-road parking and a garage, set along a quiet village lane with access to nearby schools, local amenities and walking routes.

On arrival, a large, inviting entrance hall sets the tone for the scale of the house and provides a central circulation space to the principal ground floor rooms. The layout has been carefully designed with families in mind, incorporating two reception rooms, a spacious open-plan kitchen, a utility room, cloakroom WC and a ground-floor double bedroom with en-suite facilities that also offers annex potential.

The open-plan kitchen is a key feature of the property. Fitted with range of grey Shaker-style units, it includes a central island unit with additional storage. The kitchen also boasts a range of appliances including an integrated full-length fridge, integrated dishwasher and a brand new Rangemaster cooker. A dedicated breakfast area to the island unit creates an informal dining space, ideal for everyday family life. The kitchen opens from the entrance hall and into the main lounge, forming a sociable living, cooking and dining zone that makes good use of the views over the garden and adjoining field to the rear.

The principal reception room space is the lounge with garden views and direct access to the garden via a set of patio doors, enhancing the connection between inside and outside spaces. Character is introduced through an inglenook fireplace with exposed stone surround, providing a focal point within this otherwise contemporary new-build home. A second separate reception room serves as a snug, also benefitting from garden views and access to the outside, offering a quieter space away from the main living area.

Supporting the ground floor accommodation is a practical utility room which benefits from plumbing for washing machine and an integrated freezer all whilst providing additional space for household appliances and storage in the form of two large double cupboards, helping to keep the kitchen clutter-free. It is also home to the Ideal Logic gas boiler. A cloakroom WC is located off the hall, convenient for both residents and guests. The layout of the ground floor double bedroom, complete with its own en-suite shower room and access to the snug, offers flexibility as an annex-style space for multigenerational living, guest accommodation or a private area for older children or visiting relatives.

Upstairs, the house continues to provide extensive accommodation. The master bedroom is a large double and benefits from an en-suite which boasts a concealed cistern WC, vanity wash hand basin, oval free-standing bath and large shower tray with rainfall effect shower, there is also the added conveyance of a spacious dressing room, offering a self-contained suite. The remaining three first-floor bedrooms are all large doubles, providing suitable space for family members, guests or home working. The main bathroom is fitted with a large shower featuring a rain shower head, concealed cistern WC and a vanity wash hand basin, giving a practical and contemporary finish.

Externally, the property sits within a plot of approximately three-quarters of an acre. The combination of a sizeable lawned garden with field views to the rear, ample off-road parking and a garage is well suited to families requiring outdoor space, storage and room for multiple vehicles. The garden can be accessed directly from either side of the property via pedestrian gates or both reception rooms, encouraging outdoor use for relaxation, play or entertaining.

Grimoldby is a village that supports family living, with a village school and local amenities readily accessible. Day-to-day needs are met by facilities in the village and in the surrounding area, while the setting along a quiet village lane offers a more peaceful environment than busier locations. There are established walking routes locally, giving opportunities for dog walking, running and general recreation from the doorstep.

For wider services, shopping and leisure, residents can look to nearby Louth, a well-regarded market town offering supermarkets, independent retailers and a choice of cafes and restaurants. The area is also within reach of the Lincolnshire coast, providing access to coastal walks and seaside amenities by car.

Overall, this brand-new, immaculate five-bedroom detached house for sale in Grimoldby provides extensive internal space, generous outdoor areas and practical parking and garaging, in a village setting with access to schools, amenities and countryside walking. It will appeal in particular to families seeking a substantial modern home with flexible accommodation, including annex potential, in a quiet yet well-connected rural location.

Room Measurements

Ground Floor

Entrance Hall: 21'10" x 12'05"

Cloakroom WC: 6'03" x 4'10"

Kitchen: 19'01" x 15'05"

Lounge: 17'09" x 15'05"

Utility Room: 15'10" x 9'10"

Snug: 15'05" x 12'05"

Bedroom Five: 11'10" x 15'07"

Ensuite Shower Room: 10'11" x 6'03"

First Floor

Landing: 22'22" x 12'06"

Master Bedroom: 15'05" x 14'11"

Dressing Room: 15'05" x 9'06"

Ensuite Bathroom: 9'04" x 9'04"

Bedroom Two: 15'05" x 14'02"

Bedroom Three: 15'05" x 17'03"

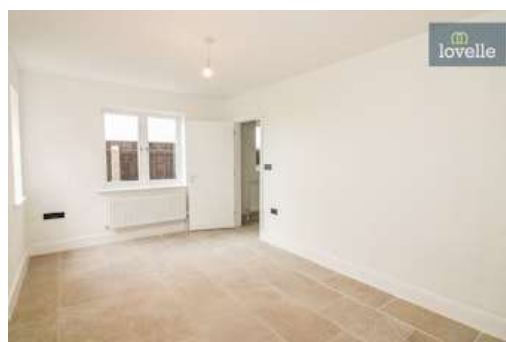
Bedroom Four: 9'11" x 21'11"

Family Bathroom: 7'10" x 9'06"

Garage: 16'10" x 15'07"

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





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.

Virtual Staging

Please be advised a limited number of images have been artificially/virtually staged with furniture.

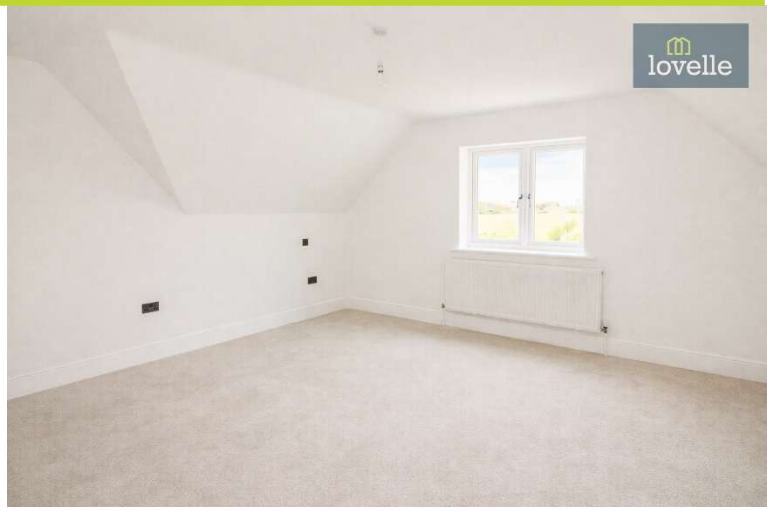
Agents Notes

Please note that all bathrooms/shower rooms will be finished with a WC and the ensuite will boast a freestanding oval bathtub.





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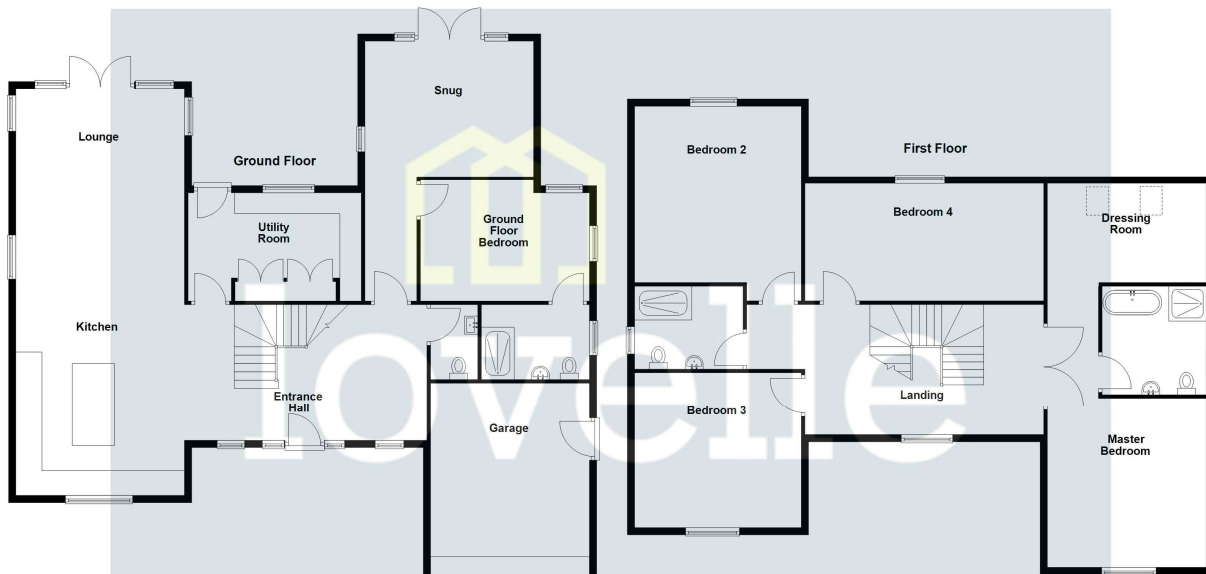
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Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using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



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