CHOICE PROPERTIES

Estate Agents

Sunnyside Spinney Close, Grimoldby, Louth, LN11 8SY

Reduced To £293,950



Choice Properties are delighted to bring to market this unique 3-bedroom semi-detached home with substantial garden and 2-bedroom annex situated on Spinney Close located in the sought after village of Grimoldby. The property is nestled in a quiet position yet benefits from being within a 10 minute drive of the thriving market town of Louth and all the amenities it has to offer. The property has benefited from recent refurbishments throughout the entirety of the interior and features modern rooms including two reception rooms, a kitchen/dining area, a utility room, a downstairs wc, three bedrooms, and a family bathroom. To the exterior the property boasts a fully enclosed garden, driveway space for two vehicles, and a contemporary caravan that has been used as an annex. Available with no onward chain, Early Viewing Is Highly Advised.

The Property Ombudsman
naea | propertymark PROTECTED

With the additional benefit of new refurbishments, new uPVC windows, cast iron radiators, and gas fired central heating throughout, the generously sized internal living accommodation comprises:-

Hallway
14'0 x 5'3
With composite entrance door. Staircase leading to first floor landing. Storage cupboard under stairs. Fitted work surfaces creating a study space. Power points. Radiator. Box unit housing consumer unit. Internal oak doors to living room and kitchen.

Reception Room
10'9 x 11'11
Fitted with a log burner set in fireplace with tiled hearth and surround. Large walk in bay uPVC window. Vertical flat panel radiator. Acoustic panelling to walls. Power points. Tv aerial point.

Kitchen
11'0 x 17'11
Contemporary kitchen/dining area fitted with a range of wall, base, and drawer units with solid composite work surfaces over. Five ring gas hob with mirrored splashback and extractor hood over. Single bowl ceramic sink with chrome boiling water tap. Integral oven. Integral microwave. Integral dishwasher. Integral fridge. Space for dining room table. Part tiled walls. Spot lighting. Vertical radiator. Acoustic panelling to walls. Gas boiler fitted in wall unit. Opening to living room. Power points. uPVC window to side aspect.

Living Room
14'8 x 14'0
With impressive sky light. uPVC French doors leading to rear garden. Internal doors to wc and utility room. Power points. Two vertical radiators. Spot lighting. uPVC window to rear aspect.

Utility Room
5'7 x 8'11
Fitted with base units with solid composite work surfaces over. Stainless steel sink with chrome mixer tap and stainless steel drainer. Plumbing for washing machine. Space for a fridge freezer. Part tiled walls. Radiator. Power points. Spot lighting. Edwardian style clothes airer. Heated extractor making it the ideal room for drying clothes.

Downstairs WC
3'7 x 5'11
Fitted with a push flush wc and a corner wall mounted wash hand basin with chrome mixer tap and tiled splashback. Frosted uPVC window to rear aspect. Heated towel rail. Extractor. Spot lighting.

Landing
8'10 x 5'4
Internal oak doors to all first floor rooms. Access to partially boarded loft space via loft hatch. Frosted uPVC window to side aspect. Power points.

Bedroom 1
11'1 x 11'11
Spacious double bedroom with fitted furniture including a double wardrobe and drawers. uPVC window to side aspect. Vertical radiator. Power points. Tv aerial point.

Bedroom 2
11'1 x 8'6
Double bedroom with fitted open wardrobes and furniture. King size gas lift under storage bed. Large uPVC window to front aspect. Radiator. Power points. Tv aerial point.

Bedroom 3
7'11 x 9'0
With large uPVC window to front aspect. Radiator. Power points. Tv aerial point.

Shower Room
4'9 x 8'0
Fitted with a three piece suite comprising of a digital shower with rainfall and traditional attachment, a wash hand basin set over vanity unit with chrome mixer tap, and a push flush wc. uPVC window providing views of the Lincolnshire Wolds. Fully tiled walls with three large white tiled walls and one feature tiled walls. Chrome heated towel rail. Spot lighting.

Caravan
12' x 35'
Modern caravan used as an annex which is completely plumbed in and benefits from electricity and central heating. The caravan is immaculately presented and features two bedrooms (one ensuite), a family bathroom, an open plan kitchen/dining/living area, and a terrace. It features a completely modern interior, integral appliances, radiators, power points, and spot lighting throughout.

Gardens
The property features a well proportioned rear garden which is fully enclosed with fencing to the perimeter. The garden is predominantly laid to lawn and is lined with various plants and shrubs which add life and colour to the space. The rear garden also features a decking area which was previously home to a hot tub and a hardstanding area ideal for outdoor seating. There is also space and power points for a touring caravan in the rear garden. The rear garden also boasts outdoor water, power, and lighting. The rear garden can be directly accessed via a timber pedestrian access gate or by double opening timber gates which provide vehicular access. The rear garden also previously has planning permission for a dwelling to be erected. There is also a small front garden at the property which features a picket fence and various colourful plants and shrubs.

Driveway
Driveway providing off the road parking for two vehicles.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

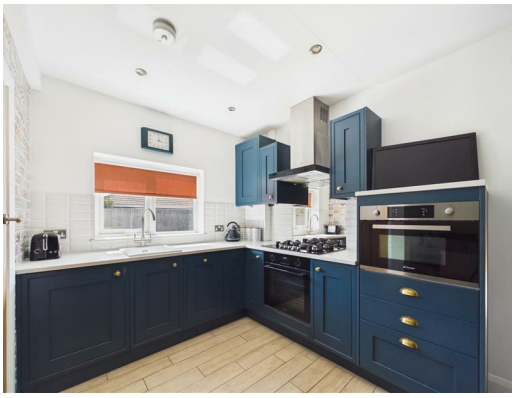
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

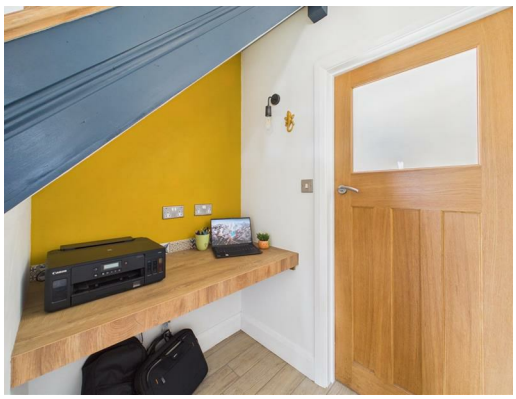
Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



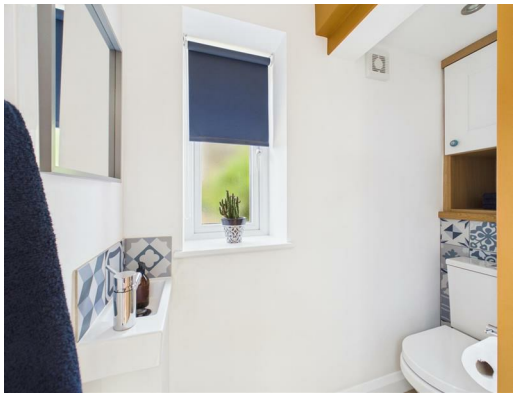










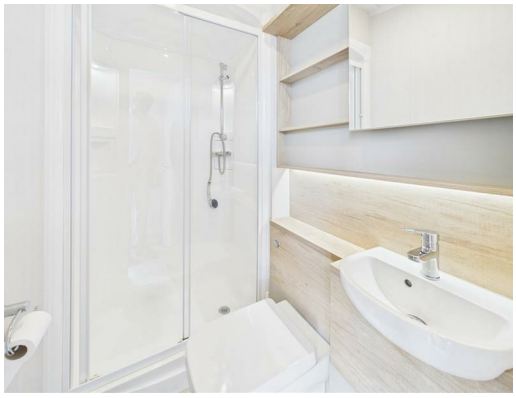






















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1436 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Head out of Louth via Legbourne road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road) for 3 miles then turn left onto Spinney Close. The property can be found 50m along on your left hand side.

