



# CHOICE PROPERTIES

*Estate Agents*

84 Tinkle Street,

Grimoldby, LN11 8TF

Reduced To £463,500



Choice Properties are delighted to bring to market this beautiful four bedroom (one ensuite) detached house located on Tinkle Street situated in the charming village of Grimoldby. Dating back to the 1890's with tasteful modern refurbishments, the property benefits from naturally bright and generously proportioned internal rooms including an open plan living/dining area, kitchen, utility room, living room, downstairs wc, office, family bathroom, and four bedrooms. To the exterior, the property stands in grounds of approximately 0.3 acres and boasts a beautifully presented garden, a garage, a workshop and a driveway. Early Viewing Is Highly Advised.

Benefitting from modern refurbishments whilst still retaining much of its original charm, the bright and airy internal living accommodation comprises:-

#### **Entrance Hall**

4'11 x 11'9

With a uPVC entrance door with uPVC window to the side. Tiled flooring. Inset spot lighting. Door to:-

#### **Kitchen**

16'0 x 11'0

Fitted with wall, base, and drawer units with oak worksurfaces over with over hang to provide breakfast bar area. One and a half bowl sink with chrome mixer tap and drainer. Space for a five ring range cooker with splashback and extractor hood over. Original traditional bread oven retained as a cool storage unit. Space for dishwasher. Integral fridge freezer. Integral pull out bin. Tiled flooring. Secondary staircase leading to first floor landing. Inset spot lighting. Power points with USB adaptability. Thermostat. Opening to:-

#### **Open Plan Living/Dining Area**

26'4 x 24'4

Large living area fitted with dual aspect uPVC windows providing views of the garden. Two large sky lights. uPVC French doors leading to garden. Space for dining room table. Inset spot lighting. Multiple radiators. Power points. Tv aerial point. Thermostat. Door to:-

#### **Utility Room**

9'1 x 6'7

Fitted with wall and base units with worksurface over. Single bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Space for dryer. External uPVC door leading to garden. uPVC window to rear aspect. Fitted shelving. Door to:-

#### **WC**

5'11 x 3'7

Fitted with a push flush wc and a wall mounted wash hand basin with single taps and a tiled splashback. Frosted window to rear aspect.

#### **Living Room**

13'0 x 11'0

Fitted with large brick fireplace housing a log burner. Large double glazed window to front aspect. Double glazed window to side aspect. Two large fitted storage cupboards. Radiator. Power points. Understairs storage cupboard with fitted worksurfaces and space for under counter fridge freezer. Internal door to:-

#### **Hallway**

3'10 x 3'10

With composite entrance door. Wide staircase leading to first floor landing. Internal door to:-

#### **Office**

12'7 x 11'9

Large office space fitted with dual aspect double glazed windows. Feature fireplace with quartz hearth and tiled surround. Radiator. Power points.

#### **Landing**

31'6 x 14'4 (to furthest measurement)

Access to loft via two loft hatches. Doors to all first floor internal rooms. Velux window. Dual aspect uPVC windows to rear and side aspect.

#### **Bedroom 1**

13'0 x 11'11

Double bedroom with large double glazed window to front aspect. Feature fireplace set in chimney breast. Radiator. Power points. Door to:-

#### **Ensuite Shower Room**

4'10 x 8'7

Fitted with a three piece suite comprising of walk in shower, push flush wc, and a pedestal wash hand basin. Fully tiled walls. Chrome heated towel rail. Inset spot lighting. Extractor. Electric shaver point. Frosted uPVC to side aspect.

#### **Bedroom 2**

13'0 x 12'10

Double bedroom with two large double glazed windows to front aspect. Fireplace set in chimney breast. Access to loft via loft hatch. Radiator. Power points.

#### **Bedroom 3**

10'10 x 10'7

Double bedroom fitted with dual aspect uPVC windows. Radiator. Power points.

#### **Bedroom 4**

12'5 x 7'4

Double bedroom with two uPVC windows to side aspect. Radiator. Power points.

### **Bathroom**

9'10 x 5'5

Fitted with three piece suite comprising of a panelled bath with single taps with fully tiled shower over, pedestal wash hand basin with single taps, and a push flush wc. Wall mounted cabinet with mirrored doors. Electric shaver point. Extractor. Frosted uPVC window to side aspect.

### **Storage Room**

3'9 x 5'2

With cottage style door, uPVC window to side aspect and power points.

### **Garage**

20'1 x 10'1

Brick built detached garage with up and over garage door, dual aspect windows, power and lighting, vaulted ceilings and pedestrian access door to side.

### **Workshop**

24'7 x 12'4

Detached workshop with double opening timber doors and vaulted ceilings. Three pedestrian access doors to side. Power and lighting.

### **Garden**

The property sits on a plot of approximately 0.3 acres and benefits from a generously sized garden found at the rear of the property. The garden is predominantly laid to lawn and benefits from a wide range of mature plants, trees, and shrubs which add a plethora of life and colour to the garden. The garden backs onto nearby fields which provide the property with extensive countryside views. The garden is fully enclosed but features both vehicular and pedestrian access via two separate access gates found at the side of the property.

### **Driveway**

The property benefits from a part paved part gravelled driveway providing off the road parking space for four 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](http://www.e-lindsey.gov.uk)

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

### **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

Floor 0 Building 3

Approximate total area<sup>(1)</sup>  
2625 ft<sup>2</sup>  
Reduced headroom  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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). At the crossroads turn left onto Tinkle Street. Continue on Tinkle Street and number 78 can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

