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Middlesykes Lane, Grimoldby



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property it must be


lovelle



£545,000

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A modern, immaculately presented, detached, 2,600sq ft (approx) four-bedroom family home in a quiet Grimoldby village lane, offering flexible reception space including an open-plan living/dining kitchen, two en-suites, landscaped gardens backing onto open fields, ample parking and a double garage.

- Key Features**
- 2,600 Square Ft of Living Space
 - Immaculately Presented
 - 4 Generous Double Bedrooms
 - Two Ensuites & Family Bathroom
 - Lounge & Dining Room / Fifth Bedroom
 - Stunning Open Plan Living, Dining Kitchen

- Bi-Fold Doors to Gardens
- Ample Parking & Double Garage
- Quiet Village Lane
- Viewing Highly Advised
- EPC rating B
- Tenure: Freehold





This detached four-bedroom house is offered for sale in Grimoldby and presents an immaculate, well-planned family home with generous living space of approximately 2,600 square ft, excellent bedroom accommodation and impressive landscaped gardens adjoining open fields to the rear.

Situated on a quiet village lane in the popular village of Grimoldby, the property stands back from the road with a gravelled driveway providing ample parking for several vehicles and access to a detached double garage via the electric roller garage door. The approach sets the tone for the space on offer, with the large entrance hall giving an immediate sense of light and proportion on entering the home.

To the front of the property, there is a versatile reception room currently arranged as a dining room but equally suitable as a fifth bedroom, playroom or home office, depending on requirements. A cloakroom WC is conveniently positioned off the hall.

The main lounge is a well-proportioned reception space, featuring a wall-hung electric fire and TV point to the wall. Bi-fold doors open directly onto the garden, extending the living area outdoors during the warmer months and making the most of the outlook over the patios and planting.

At the heart of the home is a particularly attractive open-plan living/dining kitchen. This space is designed for modern family living, combining a high-gloss kitchen and breakfast bar area with a generous living-diner space. The kitchen itself is fitted with a range of units incorporating a sunken 1.5 sink unit and an array of integrated appliances, including oven and microwave to face height, dishwasher, fridge and freezer, together with a four-ring halogen hob and sleek cooker hood over. The layout flows naturally into the dining and seating area, where bi-fold doors to the rear and side provide garden views and direct access outside. Two TV wall points in this area allow for flexible furniture arrangements.

A separate utility room off the kitchen offers practical additional space for laundry as it benefits from an integrated washing machine and tumble dryer along with additional base units for storage, helping to keep the main kitchen clear. The immersion tank is also situated in the utility room providing a perfect airing cupboard space.

Upstairs, a spacious landing with a shelved cupboard provides further storage and links the four generous double bedrooms and family bathroom. The master bedroom is a particularly large room with a TV point to the wall and stunning Juliet balcony to the rear, making the most of the views over the open field beyond the garden. This bedroom benefits from its own generous en-suite shower room which comprises of a close coupled WC, his and hers vanity wash hand basins, double shower with rainfall effect shower over and two chrome heated towel rails. The second bedroom is also a large double, again with a TV point to the wall, en-suite shower room comprising of concealed cistern WC, vanity wash hand basin, shower cubicle and chrome heated towel rail. Again, this bedroom boasts a Juliet balcony overlooking the rear aspect and fields. The third bedroom is another generous double with wall TV point, while the fourth bedroom provides further double accommodation.

The family bathroom is finished to a high standard, equipped with a panelled bath, separate double shower cubicle with rainfall effect shower, chrome heated towel rail, vanity wash hand basin and concealed cistern WC.

Externally, the property enjoys stunning landscaped gardens, designed with both relaxation and entertaining in mind. Large patio areas provide space for outdoor dining and seating, while the planting and layout are arranged to frame the open field to the rear, creating a pleasant backdrop. The garden is directly accessible from both the lounge and the open-plan living/dining kitchen via bi-fold doors, allowing easy movement between inside and out.

The home has an EPC rating of B, reflecting its energy-efficient credentials, and falls within Council Tax Band E. It also benefits from gas fired central heating and all mains services.

Grimoldby itself is a well-regarded village close to the Lincolnshire coast, offering local amenities including primary schooling, village shops and everyday services. There are convenient walking and cycling routes in and around the village, with nearby green spaces and a local cricket pitch providing opportunities for recreation and community activities.

Further facilities can be found in nearby Louth, the historic market town a short drive away, where there is a wider selection of supermarkets, independent shops, cafes and restaurants, as well as secondary schooling and leisure amenities. Louth also links to the wider road network, providing routes towards Grimsby, Lincoln and the surrounding villages.

Overall, this immaculate, detached four-bedroom house for sale in Grimoldby provides a modern, energy-efficient family home with three reception rooms, a well-specified open-plan kitchen, landscaped gardens backing onto open fields, ample parking and a double garage, all set within a quiet village environment with local amenities and green spaces close by.

Room Measurements

Ground Floor

Entrance Hall: 12'00" x 17'02"
Cloakroom WC: 8'00" x 3'02"
Lounge: 14'01" x 21'04"
Dining Room / Bedroom Five: 10'03" x 14'01"
Open Plan Living Diner: 26'06" x 13'09"
Kitchen: 13'10" x 10'11"
Utility Room: 11'08" x 6'02"

First Floor

Master Bedroom: 24'08" x 14'02"
Ensuite: 14'02" x 6'04"
Bedroom Two: 15'07" x 14'00"
Ensuite: 9'03" x 4'00"
Bedroom Three: 14'00" x 15'06"
Bedroom Four: 8'07" x 12'06"
Family Bathroom: 7'08" x 11'03"

Double Garage: 18'03" x 19'06"





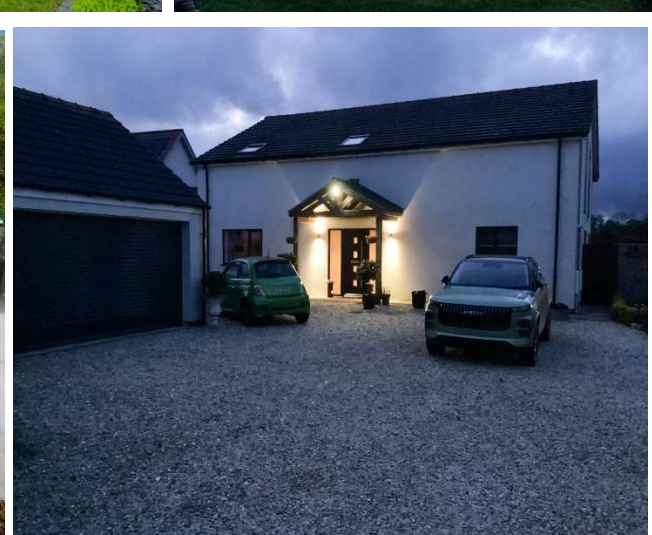
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Mobile and Broadband Checker

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







Total area: approx. 272.9 sq. metres (2937.5 sq. feet)

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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