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Northgate Lane, Grimoldby



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£380,000

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A neutrally decorated three-bedroom detached home for sale in Grimoldby, near Louth, offering multiple reception rooms (including a sun room), shaker-style kitchen with breakfast area, ample parking and garage, and established south-facing gardens backing onto a paddock with views.

- Key Features**
- Detached 3 Bedroom Village Home
 - Three Versatile Reception Rooms
 - Shaker Style Breakfast Kitchen
 - Family Bathroom & Cloakroom WC
 - Generous Parking
 - Detached Garage/Workshop

- South Facing Rear Garden
- Popular Quiet Village Lane
- EPC rating TBC
- Tenure: Freehold





This three-bedroom detached home is offered for sale in the quiet village of Grimoldby, near Louth, providing a neutrally decorated home with established gardens, ample parking and views over a paddock to the rear. The property combines multiple reception spaces with a generous plot, garage, and a south-facing garden.

A five-bar timber gate opens onto a gravelled driveway at the front, offering off-road parking and access to the main entrance. There are well-maintained front gardens with mature planting, and a further block-paved area is accessed via further double timber gates, providing additional parking if required and convenient access to the garage and rear garden.

On entering the house, a generous entrance hall creates a welcoming central space. There is a ground floor cloakroom WC which comprises of a close coupled WC and wash hand basin. There is also a handy additional cloak cupboard providing useful storage for outerwear, and a staircase leading to the first floor. The neutral decor and proportions of the hall set the tone for the rest of the property.

To one side of the hall is the principal living and dining accommodation. The main dining room features large windows, allowing good natural light and views over the front garden, and provides plenty of space for a family dining table. An open archway leads directly through to the lounge, creating a semi-open plan feel between the two reception rooms and making the space suitable for both everyday use and entertaining.

The lounge is a spacious reception room, centred around a gas fire with feature surround, and benefits from large sliding doors that open through to the sunroom. This layout offers flexible options for seating and relaxation, and easy access to the garden-facing space beyond.

The third reception room is the sunroom, enjoying triple-aspect windows that provide a wide garden view and plenty of daylight throughout the day. A door opens onto the patio, encouraging indoor-outdoor living and providing a pleasant spot to enjoy the south-facing aspect of the rear garden.

The kitchen is fitted with shaker-style units and includes an island unit, offering additional work surface, storage and a breakfast bar area which creates an informal space for everyday dining. Dual-aspect windows bring in good natural light. Practical features include an electric cooker which is included in the sale, with extractor over, plumbing for a washing machine, and a handy understairs larder for extra storage. An entrance door provides a useful secondary access point to the property.

Upstairs, a spacious landing includes an airing cupboard currently equipped with a hot water tank. The landing links the three double bedrooms and family bathroom.

Bedroom one is a double room with a window to the rear, making the most of views towards the paddock beyond the garden. Bedroom two is also a double with a rear-facing window, similarly, benefitting from the outlook. Bedroom three is a further double bedroom incorporating eaves storage, offering convenient built-in space without encroaching on the main room.

The bathroom is fitted with a four-piece suite comprising of a panelled bath, separate shower cubicle with electric shower, close-coupled WC and wash hand basin. Loft access is also available from this area, adding to the property's overall storage options.

Outside, the rear garden is a particular feature. The south-facing aspect ensures good sunlight, while the stunning gardens are laid out with several scattered mature trees, shrubs and flower beds, creating a well-established setting. The garden backs onto a paddock, giving an attractive outlook and sense of space whilst keeping a high degree of privacy. A patio area accessed from the sunroom provides an ideal spot for outdoor seating and dining.

A single garage sits to the side/rear of the property, complementing the driveway and additional block-paved parking area, and providing useful covered storage or workshop potential. The garage can be accessed via either the up and over garage door or the personal door, it also benefits from lights and power points.

Grimoldby itself is a well-regarded village close to the Lincolnshire coast, offering local amenities including primary schooling, village shops, doctors' surgery and everyday services all within a reasonable walking distance. 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.

This three-bedroom detached house for sale in Grimoldby therefore presents an opportunity for buyers seeking a neutrally decorated home with multiple reception rooms, practical parking and garage facilities, and established south-facing gardens with views to the rear, all within reach of the amenities and services of Louth and the wider Lincolnshire area.

Room Measurements

Ground Floor

Entrance Hall: 9'09" x 9'04"

Cloakroom WC: 3'00" x 5'02"

Breakfast Kitchen: 15'10" x 10'06"

Dining Room: 12'11" x 14'03"

Lounge: 19'11" x 10'11"

Sun Room: 12'04" x 15'06"

First Floor

Bedroom One: 12'11" x 10'07"

Bedroom Two: 10'10" x 10'06"

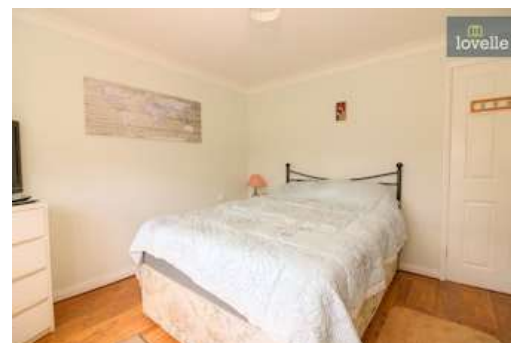
Bedroom Three: 8'09" x 12'11" (max)

Bathroom: 7'05" x 10'06"

Garage: 12'04" x 17'00"

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.







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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