



# CHOICE PROPERTIES

## *Estate Agents*

90 Tinkle Street,

Grimoldby, LN11 8TF

Reduced To £425,000



Situated in the highly desirable village of Grimoldby, just a short drive from the bustling market town of Louth, this beautifully presented four bedroom detached home with open views to the rear offers generous living space, high-spec finishes and impressive gardens - perfect for modern family living. The property features four well-proportioned bedrooms including a principal bedroom with en suite, two elegant reception rooms, separate dining room, modern fitted kitchen, bright conservatory and a stylish family bathroom. Set on a generous plot, the exterior boasts meticulously maintained gardens laid to lawn, complete with a fully powered summer house - an ideal home office or garden retreat. A detached double garage and a large private driveway provide ample parking. Early viewing is advised to appreciate this spacious, turnkey family home set in a peaceful yet convenient setting.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the beautifully presented and generously proportioned internal living accommodation comprises:-

### **Hallway**

15'3 x 6'4

With composite entrance door. Staircase leading to first floor landing. Storage recess under stairs. Oak internal doors leading to living room, dining room, breakfast room, and downstairs shower room.

### **Living Room**

22'0 x 11'0

Spacious living room with dual aspect uPVC windows including large bay window to front aspect. Traditional feature fireplace with quartz hearth and surround. Radiators. Power points. Tv aerial point. Double opening doors to conservatory.

### **Conservatory**

9'0 x 8'9

Fitted with dual aspect uPVC windows. External uPVC door leading to garden. Radiator. Power points. Pitched roof which ensures an ambient temperature throughout the year.

### **Dining Room**

9'8 x 10'10

With Gas Fire. Space for dining room table. Radiator. Power points. Tv aerial point. uPVC window to side aspect.

### **Kitchen**

8'10 x 18'1

Fitted with a range of wall base and drawer units with granite work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Space for large range cooker with granite splash back and extractor hood over. Integral dishwasher. Space for fridge freezer. Two uPVC windows to rear aspect. 'Baxi' gas combi boiler in box unit. Inset spot lighting. Console for Security alarm system. Radiator. Power points. uPVC external door leading to garden.

### **Sitting Room**

11'9 x 10'9

With large bay uPVC window to front aspect. Space for dining room table. Box unit housing consumer unit. Radiator. Power points.

### **Downstairs Shower Room**

6'3 x 6'5

Fitted with a three piece suite comprising of a panelled corner shower cubicle, a wash hand basin set over vanity unit with chrome mixer tap and mosaic tile splashback, and a back to wall wc. Chrome heated towel rail. Back lit mirror. Extractor. Inset spot lighting.

### **Landing**

21'10 x 5'10

Oak internal doors to all rooms. Access to loft via loft hatch. Two built in storage cupboard with fitted shelving. Radiator. Power points. uPVC window to front aspect.

### **Bedroom 1**

13'5 x 9'5

Double bedroom with a plethora of fitted wardrobe space. Large uPVC window to front aspect. Radiator. Inset spot lighting. Power points. Internal oak door to ensuite.

### **Ensuite Shower Room**

4'9 x 10'5

Fitted with a three piece suite comprising of a fully tiled shower cubicle with feature mosaic tiling, wash hand basin set over vanity unit with chrome mixer tap, and a back to wall wc. Part tiled walls. Chrome heated towel rail. Frosted uPVC window to side aspect. Back lit mirror.

### **Bedroom 2**

11'10 x 11'1

Double bedroom with large uPVC window to front aspect. Radiator. Power points. Tv aerial point.

### **Bedroom 3**

9'9 x 11'1

Double bedroom with built in storage cupboard. Large uPVC window to rear aspect. Radiator. Power points. Telephone point.

## **Bedroom 4**

8'9 x 9'11

Double bedroom with large uPVC window to rear aspect. Radiator. Power points. Tv aerial point.

## **Bathroom**

8'9 x 7'10

Fitted with a four piece suite comprising of a panelled bath with chrome mixer tap, a shower cubicle with electric shower, a wash hand basin set over vanity unit, and a back to wall wc. Part tiled walls. Frosted uPVC window to rear aspect. Chrome heated towel rail. Inset spot lighting. Extractor.

## **Garage**

Double garage fitted with power and lighting and electric roller doors. Window to side aspect. Pedestrian access door to front.

## **Garden**

The property benefits from beautifully manicured gardens to both the front and rear. The front garden is a laid to lawn garden that is lined with a plethora of different plants all of which add life and colour to the garden space. The rear garden is again mostly laid to lawn but does feature a patio area ideal for outdoor seating. The garden also features a fully powered timber built summer house which has a stone footpath leading up to it. The rear garden is fully enclosed to the perimeter via a mix of hedgerows and fencing and benefits from a variety of mature plants, trees, and shrubs.

## **Driveway**

Extensive part tarmac part block paved driveway providing ample off the road parking space for multiple 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 D.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

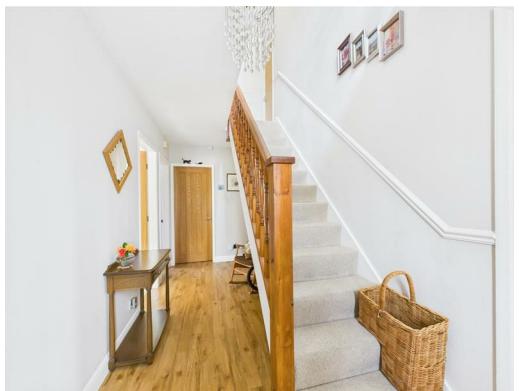
Saturday 9.00 a.m. to 3.00 p.m.

## **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

Approximate total area<sup>(1)</sup>

1649 ft<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>



Floor 1

(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). At the crossroads turn left onto Tinkle Street. Continue on Tinkle Street and number 90 can be found on your right hand side.

