



# CHOICE PROPERTIES

*Estate Agents*

8 St. Edith Gate,  
Grimoldby, Louth, LN11 8SS

Price £199,950



Choice Properties are delighted to present this well-proportioned three-bedroom home, situated in the popular village of Grimoldby. The property offers spacious and versatile accommodation throughout, complemented by generous gardens to both the front and rear. Ideally located close to local schools, shops, and amenities, and just a short distance from Louth, this home is well suited to a range of buyers.

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### **Hallway**

6'2" x 15'1"

You enter the property into the hallway, which provides access to the staircase, both reception rooms, and the kitchen. The hallway benefits from a radiator, an under the stair storage cupboard and also houses the electrical consumer unit.

### **Dining Room**

12'3" x 10'6"

The dining room is neutrally decorated with grey walls and laminate wood-effect flooring. A characterful tiled fireplace creates an attractive focal point, while the room also benefits from a window, a radiator, and a useful floor-to-ceiling storage cupboard.

### **Living Room**

12'3" x 14'0"

The living room is a bright and airy space, benefiting from a large window that allows plenty of natural light. The room features laminate flooring, a radiator, and an electric fireplace, which is available by separate negotiation. Well-proportioned throughout, it provides a comfortable living area.

### **Kitchen**

6'1" x 10'1" 9'4" x 5'9"

The kitchen features black tiled flooring and a tiled splashback above the worktops. Benefiting from dual aspect windows, with a sink positioned beneath one, the room is filled with natural light. There is an integrated fridge and freezer, integrated oven, microwave, and hob, while the dishwasher is available by separate negotiation. The kitchen also offers ample storage with a range of wall and base units.

### **Utility Room**

8'10" x 5'9"

The utility room provides additional storage space with a range of further wall and base units. The room benefits from a window, a radiator, a second sink, and space for a washing machine and separate tumble dryer. A rear door also provides access to the garden. The boiler is also housed here.

### **Landing**

6'3" x 8'2"

The landing benefits from a window, allowing plenty of natural light, and provides access to all three bedrooms, the bathroom, and the loft hatch.

### **Bathroom**

5'11" x 6'6"

The bathroom comprises a three-piece suite featuring a w.c., hand wash basin, and a bath with shower over. The room benefits from tiled walls, a heated towel rail, and a frosted window providing natural light and privacy.

### **Bedroom 1**

12'3" x 11'9"

The main bedroom is neutrally decorated and offers plenty of space for a double bed along with additional furniture. The room benefits from a window and radiator, and further features two built-in storage cupboards, providing useful storage space.

## **Bedroom 2**

9'2" x 12'10"

Bedroom Two is also neutrally decorated and offers space for a double bed along with additional furniture. The room benefits from a window and radiator, and further features a decorative fireplace which adds character to the space.

## **Bedroom 3**

9'4" x 9'6"

Bedroom Three is also a good-sized room and benefits from an above-stairs storage cupboard. The room features a window and radiator.

## **Gardens**

The rear garden is very spacious and is mostly laid to lawn, with boundaries defined by hedging and fencing. There is a planted border to the far end of the garden featuring shrubs and plants, along with a small gravel area to the rear of the garage. The front garden is also laid to lawn with a pathway leading to the front door.

## **Driveway**

Block paved driveway, allowing ample parking for multiple vehicles. Potential to extend the driveway further back too.

## **Garage**

Single garage, perfect for a workshop/storage.

## **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 - A.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

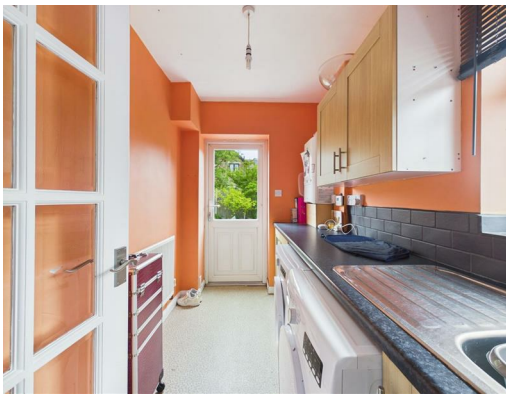
Mon-Fri 9.00 am - 5.00 pm.

Saturday 9.00 am - 3.00 pm.

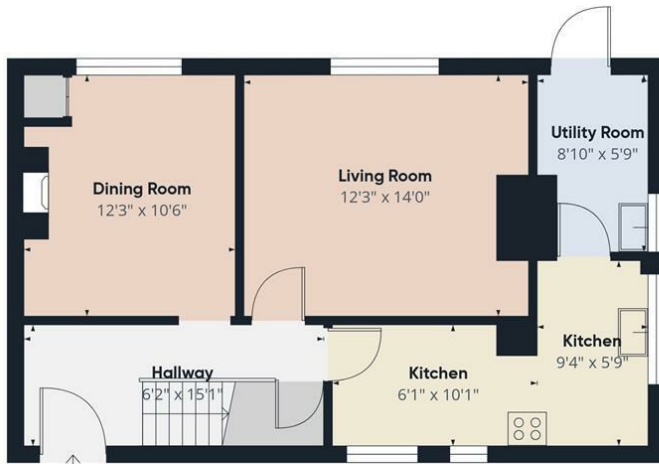
## **Making an Offer**

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



Floor 1

Approximate total area<sup>(1)</sup>  
977 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



# Directions

Please use the postcode LN11 8SS, this will take you to St Edith Gate. The property is at the end of the road, on your left.

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	

