



CHOICE PROPERTIES

Estate Agents

The Brambles, 25 Tinkle Street,
Grimoldby, LN11 8SW

Offers Over £285,000



Choice Properties are delighted to bring to the market this superb three bedroom detached bungalow, situated in the ever so sought after village of Grimoldby. This spacious bungalow further benefits from a generously sized plot, large driveway and overlooks stunning open views to the rear aspect. Early viewing is highly advised!

Offering generously proportioned rooms throughout with a desirable layout, the abundantly light and well presented accommodation comprises:-

Hallway

4'5" x 10'11"

Entrance vis uPVC double glazed door, built in storage cupboard, wall mounted thermostat controls.

Reception room

9'3" x 21'0"

Abundantly light reception room with triple aspect uPVC double glazed windows to the front aspect, TV Aerial point, two radiators.

Kitchen

10'4" x 9'6"

Fitted with a range of wall and base units with complimentary worksurfaces over, one and a half bowl resin sink unit with drainer and mixer tap, cooker point with extractor over, integrated fridge, partly tiled walls, plumbing for a washing machine, inset spot lights to the ceiling, opening into:-

Sun room

10'3" x 8'9"

With solid roof and triple aspect windows, inset spot lights to the ceiling, pedestrian door leading out into the garden, further pedestrian door leading to the garage.

Shower room

6'5" x 5'4"

Fitted with a three piece suite comprising large walk in shower with electric shower over, pedestal wash hand basin with mixer tap, w.c., extractor fan, uPVC double glazed window.

Bedroom 1

10'11" x 11'2"

Spacious double bedroom with uPVC double glazed window.

Bedroom 2

10'9" x 9'3"

Spacious double bedroom with uPVC double glazed window.

Bedroom 3

8'10" x 7'10"

Spacious single bedroom with uPVC double glazed window.

Driveway

Gravelled driveway providing off road parking for multiple vehicles including a caravan/motorhome.

Garage

16'1" x 9'1"

Gravelled driveway providing off road parking for multiple vehicles, including a caravan/motorhome.

Garden

The garden sits proudly upon a generously sized plot. To the rear of the property you will find an attractive and neatly laid to lawn garden which is privately enclosed with fencing to the boundaries. The garden is adorned with an abundance of established plants, trees and shrubbery throughout and overlooks stunning open field views to the rear. There is also a spacious paved patio seating area, which is ideal for relaxing in the sunshine or outdoor dining.

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

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

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.

Viewing arrangements

By appointment through Choice Properties on 01507 860033.

Opening hours

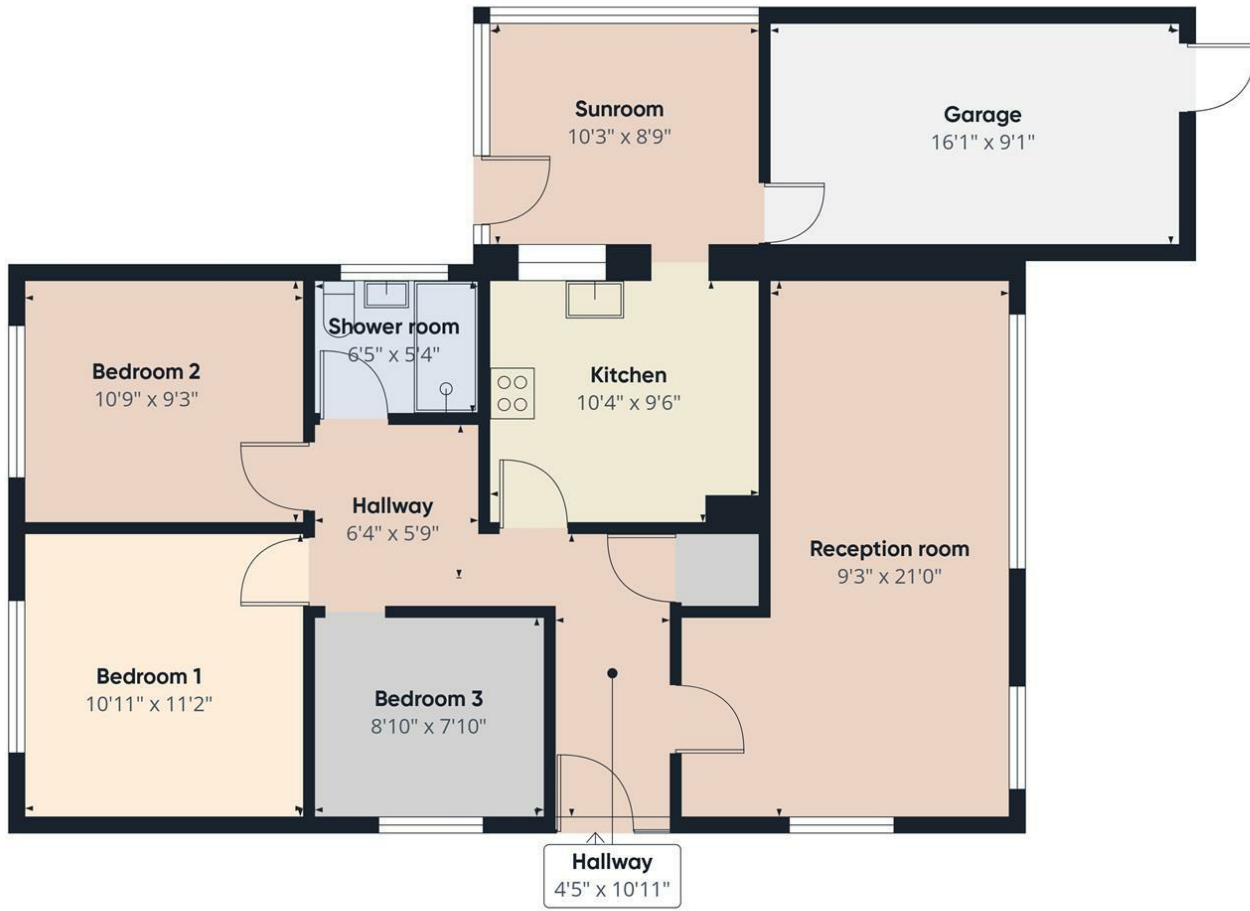
Monday to Friday 9.00 a.m to 5.00 p.m.

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

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.







Approximate total area⁽¹⁾
1000 ft²

(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

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 25 can be found on your left 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

