



**Warwick House Tinkle Street, Grimoldby, Louth, LN11 8SW**  
**Offers In Excess Of £325,000**

\*\*\*READY TO MOVE IN\*\*\*

We are delighted to offer for sale this perfect family home situated in the well serviced village of Grimoldby, not too far from the popular market town of Louth. The property has ample living space with good sized, light rooms throughout and stands on a generously sized plot with potential to extend further.

Internally the property comprises an entrance hallway, breakfast kitchen, lounge diner, sun room, games room/ annex with w.c, four bedrooms, jack and jill bathroom, separate family shower room and garage.

Externally, the property benefits from a large front garden with concrete driveway leading down to garage. Lawned areas either side with a range of mature shrubs and trees, patio areas to the side and rear of the property.



### **Location - Grimoldby**

The popular village of Grimoldby is adjoined with the village of Manby. It is approximately 5 miles from Louth, 20 miles from Grimsby and 30 miles from Lincoln.

It is well serviced with a wealth of amenities including a grocery store, a supermarket, an Italian restaurant, a coffee shop, a post office and a cricket club. As well as doctors' surgery, a nursery, a primary school and it's within the catchment of King Edward Grammar School.

The village also offers rural walks with a network of popular footpaths and beaches are only a short drive away.

### **ENTRANCE HALLWAY 7' 3" x 19' 8" (2.13m 0.91m x 5.79m 2.44m)**

Entrance via a UPVC double glazed front door, stair case leading to first floor landing with under stair storage cupboard, and tiled floors, radiator.

### **KITCHEN 9' 10" x 13' 5" to the widest dimentions (2.74m 3.05m x 3.96m 1.52m to the widest dimentions)**



Fitted with a range of wall, base and drawer units with work surface over, electric 'Ceran' hob, microwave and oven with extractor hood over, space for washing machine and dish washer, door leading into garage, UPVC double glazed bay window to front, tiled floors, and partly tiled walls.

### **LOUNGE DINER 20' 8" x 22' 0" to the widest dimentions (6.10m 2.44m x 6.71m 0.00m to the widest dimentions)**



With UPVC double glazed windows to side, T.V aerial point, open fire place set into raised hearth, UPVC double glazed patio doors to side courtyard area. Two radiators.

### **GAMES ROOM / ANNEX 16' 5" x 19' 8" to the widest dimentions. (4.88m 1.52m x 5.79m 2.44m to the widest dimentions)**



With UPVC double glazed window to side, T.V aerial point, patio doors to side, door to downstairs w.c, under floor heating.

## DOWNSTAIRS W.C



Fitted with w.c and wash hand basin, Frosted UPVC double glazed window to side.

## FIRST FLOOR LANDING

With UPVC double glazed windows to side, radiator.

**BEDROOM ONE 16' 5" x 9' 10" to the widest dimensions (4.88m 1.52m x 2.74m 3.05m to the widest dimensions)**



With T.V aerial point, access to loft hatch, UPVC double glazed window to side, radiator, door leading to Jack and Jill bathroom.

**JACK AND JILL BATHROOM 7' 10" x 15' 9" (2.13m 3.05m x 4.57m 2.74m)**



Fitted with a three piece suite comprising two wash hand basins set into vanity units with storage cupboards, and free standing bath. Fully tiled walls, chrome heated towel rail, frosted UPVC double glazed window to side, under floor heating.

**BEDROOM TWO 11' 2" x 14' 1" to the widest dimensions (3.35m 0.61m x 4.27m 0.30m to the widest dimensions)**



With UPVC double glazed window to front, T.V aerial point, built in wardrobes, radiator.



**BEDROOM THREE 11' 2" x 15' 9" (3.35m 0.61m x 4.57m 2.74m )**



With UPVC double glazed window to front, T.V aerial point, built in wardrobes, radiator.

**BEDROOM FOUR 8' 6" x 10' 10" (2.44m 1.83m x 3.05m 3.05m)**



With UPVC double glazed windows to front and side. T.V aerial point, radiator.

**SHOWER ROOM 12' 10" x 7' 10" to the widest dimentions (3.66m 3.05m x 2.13m 3.05m to the widest dimentions)**



Fitted with a three piece suite comprising WC, wash hand basin set into vanity unit with storage cupboards, and walk in shower with rainfall shower head, fully tiled walls, heated towel rail, airing cupboard housing the hot water cylinder, extractor, frosted UPVC double glazed window to side.

**SUN ROOM 10' 1" x 9' 10" (3.05m 0.30m x 2.74m 3.05m)**



With UPVC double glazed windows on all three walls, tiled floor, radiator, patio doors to rear.

**GARAGE**

Wall mounted gas boiler. Door into kitchen.

## **OUTSIDE**



To the front of the property stands a spacious concrete driveway leading down to the garage and entrance door which provides ample parking for multiple vehicles. Lawned areas either side with a range of mature shrubs and trees surrounding. There are patio areas to the side and rear of the property, with gated access to provide for security.

### **Services**

Mains water, gas, drainage, electricity and gas are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### **Tenure**

The property is believed to be freehold and we await solicitors confirmation.

### **Council Tax Band**

East Lindsey Council Tax Band D

### **Brochure Prepared**

May 2023

### **Viewings**

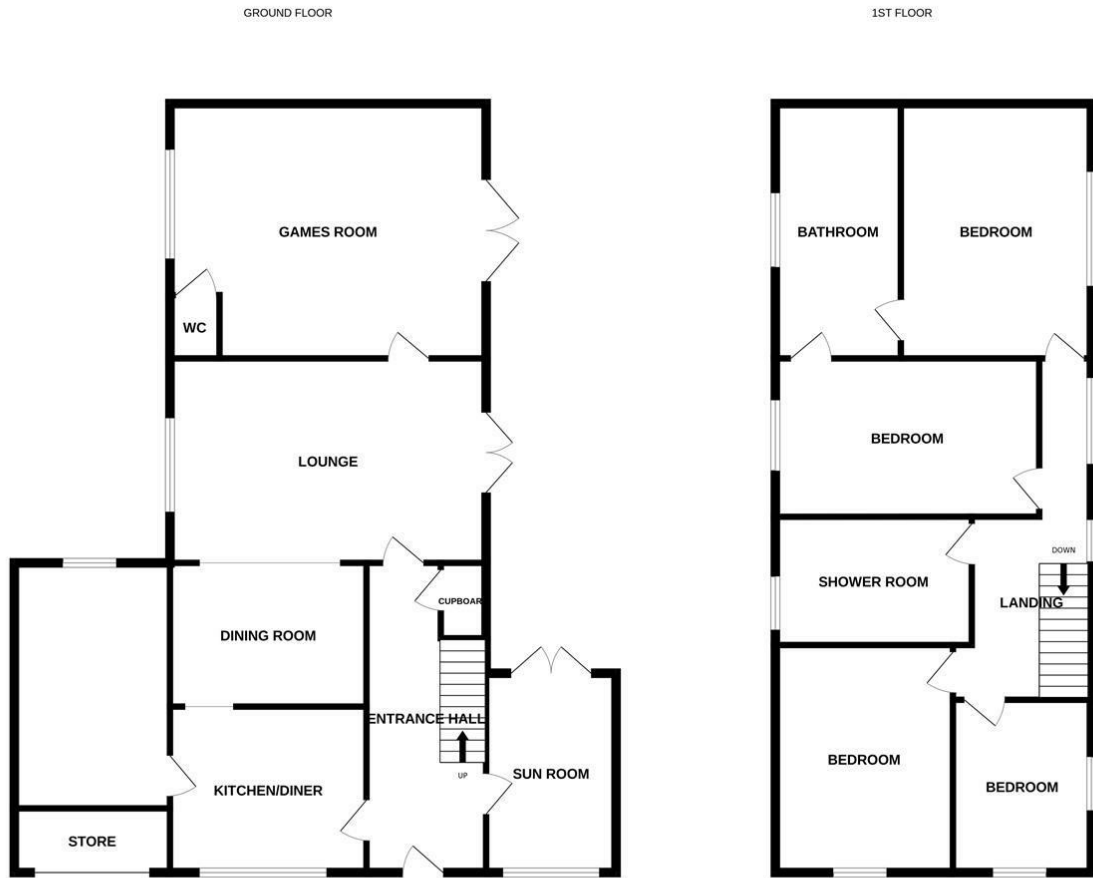
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

# Floor Plan

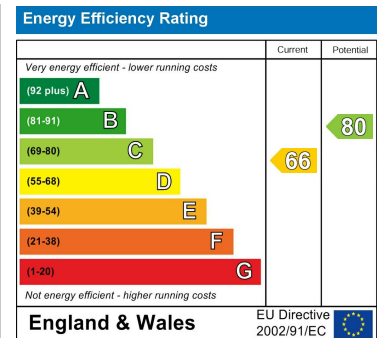


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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