



**2 Spinney Close, Grimoldby, LN11 8SY**  
**Guide Price £299,999**

TES Property bring to the market this attractive and spacious semi detached house located in the popular village of Grimoldby. This delightful property has been extended and renovated to a high standard by the current owners to create a cosy and welcoming home. Internally comprising of an open plan living space with a utility, W.C, boot room and pantry along with four bedrooms with an en-suite and walk in wardrobe to the master. Externally benefitting from a sizeable driveway, garage and attractive rear garden.

Viewing is highly recommended!

### **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**



Enter the property via a uPVC double glazed door with uPVC double glazed side window into the hallway where there is a staircase to the first floor with a useful under stair storage cupboard below, there is wood effect flooring, vertical radiator and a meter cupboard.

### **Open Plan Living Space**

**Split as;**

### **Dining Room 11'0" x 12'1" + walk in bay window (3.357m x 3.684m + walk in bay window )**



With uPVC double glazed bay window to the front and a vertical radiator.

### **Living Space 10'10" x 11'10" (3.32m x 3.63m )**



Bright and airy space with feature multifuel burner set in an inset fireplace with black tile heart and back with wooden mantle and a T.V aerial point.

### **Kitchen Area 19'0" x 7'3" (5.81m x 2.21m )**



Modern kitchen fitted with a range of wall, base and drawer units in high gloss with contrasting worktops over incorporating a stainless steel sink unit with mixer tap and drainer. There is space for a double oven with extractor above, integrated fridge and freestanding dishwasher, tiled splashbacks, breakfast bar, vertical radiator, spotlights to the ceiling and uPVC double glazed windows and door to the rear.

### **Garden Room 14'9" x 9'1" (4.51m x 2.788m )**



With uPVC triple glazed windows and patio door to the rear garden, a skylight, spotlights to the ceiling and a radiator.

### **Utility Room 8'7" x 5'6" (2.62m x 1.69m )**

With a radiator and worktop space with space and plumbing below for washing machine and tumble dryer and space for fridge freezer.

### **W.C 4'9" x 2'6" (1.46m x 0.78m )**

Fitted with a hidden cistern W.C with wooden worktop.

### **Pantry 3'2" x 7'4" (0.97m x 2.26m )**

With uPVC double glazed window to the side and a radiator.

### **Boot Room 10'4" x 7'4" (3.16m x 2.24m )**

With a radiator and a cupboard housing the 'Ideal' boiler.

### **First Floor Landing**

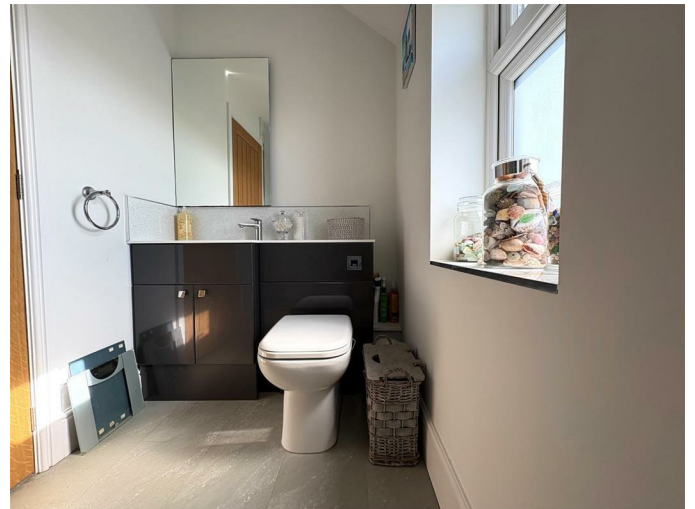
With loft access hatch and access to all bedrooms.

### **Bedroom 1 15'7" x 13'6" (4.75m x 4.14m )**



With uPVC double glazed window to the front, two radiators and spotlights to the ceiling. There are doors into the en-suite and walk in wardrobe.

### **En-Suite 4'5" x 8'4" (1.36m x 2.56m )**



Fitted with a three piece suite consisting of a large shower cubicle with rainfall shower head and glass screen and a combined W.C and wash hand basin in high gloss grey unit with white top. The walls are partly tiled with a uPVC double glazed privacy glass window to the rear and an extractor.

### **Walk in Wardrobe 4'6" x 6'9" (1.38m x 2.07m )**

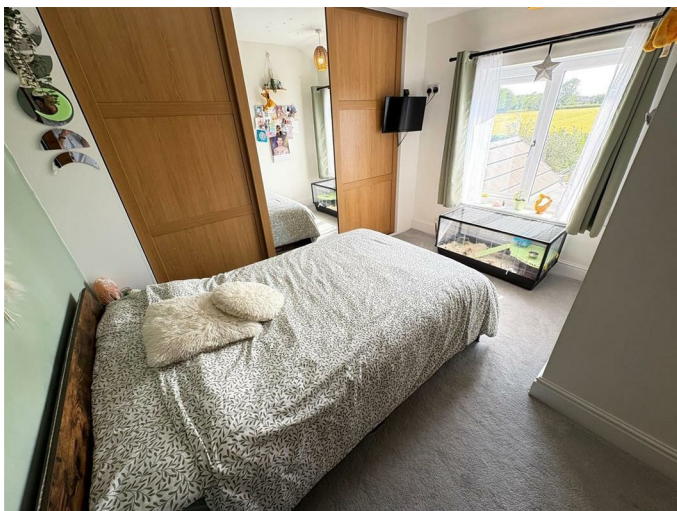
With hanging rails to two walls and a uPVC double glazed window to the rear.

**Family Bathroom 4'9" x 8'5" (1.47m x 2.58m )**



Fitted with a panelled bath, W.C and wash hand basin, two uPVC double glazed windows to the rear and part tiled walls,

**Bedroom 2 9'11" x 11'0" (max) (3.03m x 3.36m (max))**



With mirror fronted wardrobes to one wall and uPVC double glazed window to the rear.

**Bedroom 3 11'0" x 10'8" (max) (3.36m x 3.26m (max))**



With fitted wardrobe and shelving unit to one wall with a fitted desk to wall recess, there is a uPVC double glazed window to the front and a radiator.

**Bedroom 4 8'9" x 7'10" (2.69m x 2.39m )**



With uPVC double glazed window to the front and radiator.

**1/2 Garage 8'4" x 11'1" (2.55m x 3.39m )**

With power, lighting and electric roller door.

## Outside



The property is fronted with a large gravelled driveway providing ample off road parking and leads to the garage.

To the rear of the property is a sizeable patio area, perfect for alfresco dining and hosting in the summer months. The majority of the garden is laid to lawn and is enclosed by fencing and hedging to the boundary with a raised border featuring a range of attractive shrubs, flowers and plants throughout. The garden benefits from a greenhouse, side bin store and full pumping and filter system for a carp pond.

### Services

Mains water, gas, drainage and electricity 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.

### Brochure Prepared

June 2025.

### Council Tax

East Lindsey District Council Tax Band B.

### 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)

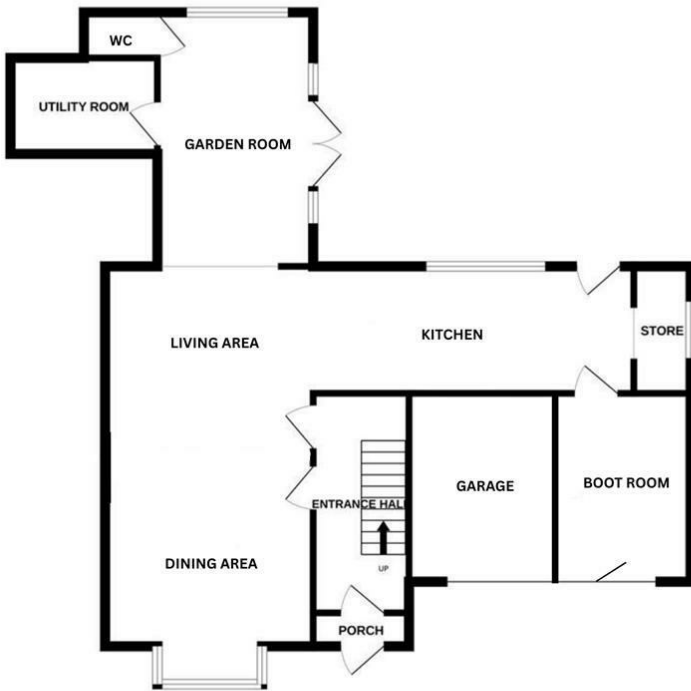
### Opening Hours

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

Saturday 9:00am to 1:00pm

# Floor Plan

GROUND FLOOR



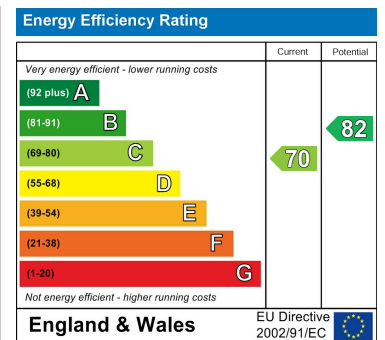
1ST FLOOR



## 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.