



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

Asking Price £215,000

TES Property bring to the market this well presented semi detached family home located in the well serviced village of Grimoldby, just a short drive into the market town of Louth and the coast, whilst enjoying the peace and quiet of the village location. Situated on a spacious plot with good size gardens and off road parking. Internally the property is move in ready with an attractive kitchen, lounge diner, utility, three bedrooms and a family bathroom.

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 via uPVC double glazed door off driveway.

Hallway



Welcoming hallway with staircase to the first floor with useful understair storage cupboard, uPVC double glazed window and radiator.

W.C 5'6" x 2'8" (1.70m x 0.82m)



Fitted with a w.c and wash hand basin, uPVC double glazed window to side, wall mounted Worcester boiler and fully tiled walls.

Kitchen 16'4" x 8'9" (4.98m x 2.68m)



The kitchen is fitted with a range of modern shaker style wall, base and drawer units with a wooden effect laminate worktop over incorporating a one bowl stainless steel sink unit with mixer tap and drainer, integrated electric oven with induction hob and stainless steel extractor, space and plumbing for a washing machine and dishwasher, uPVC double glazed windows and radiator. A door leads into the utility room.

Utility Room 8'10" x 9'4" (2.70m x 2.85m)



Fitted with a range of matching wall units to the kitchen with wooden effect laminate worktop with space for fridge freezer and tumble dryer, uPVC double glazed door to rear lean to, roof access hatch and radiator.

Lounge Diner 23'4" (max) x 12'3" (7.128m (max) x 3.75m)



Feature log burner with brick surround, slate hearth and large wood mantle, fitted wooden cupboard and shelf to wall recess, uPVC double glazed windows to rear and radiator. There is ample space for a dining table.

First Floor Landing

With loft access hatch and uPVC double glazed window to front.

Bedroom 1 12'5" x 10'8" (3.79m x 3.26m)



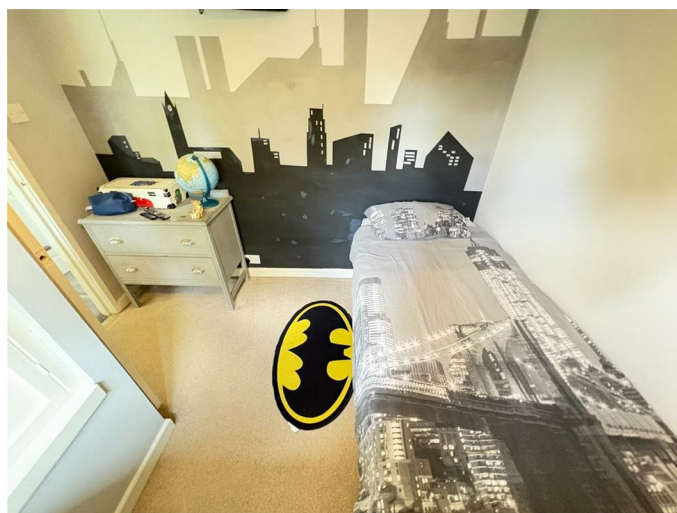
Radiator, uPVC double glazed window, TV point.

Bedroom 2 11'0" x 12'3" (max) (3.37m x 3.75m (max))



Radiator, uPVC double glazed windows to rear, TV point.

Bedroom 3 9'3" max. x 7'5" (2.82m max. x 2.27m)



With radiator, uPVC double glazed window to front, built in storage cupboard and T.V aerial point.

Bathroom 6'1" x 6'11" (1.858m x 2.133m)



Fitted with a modern three piece suite consisting of a P

shaped bath with glass screen and Triton Cara electric shower over, hidden cistern w/c with attached wash hand basin and storage cupboards, fully tiled walls, uPVC double glazed window, towel radiator and extractor.

Outside

Front Garden



The property is fronted with a low maintenance area which is laid with gravel with a raised rockery, shrub corner and hedging to the front and side. A concrete pathway leads to the front door.

Side Garden



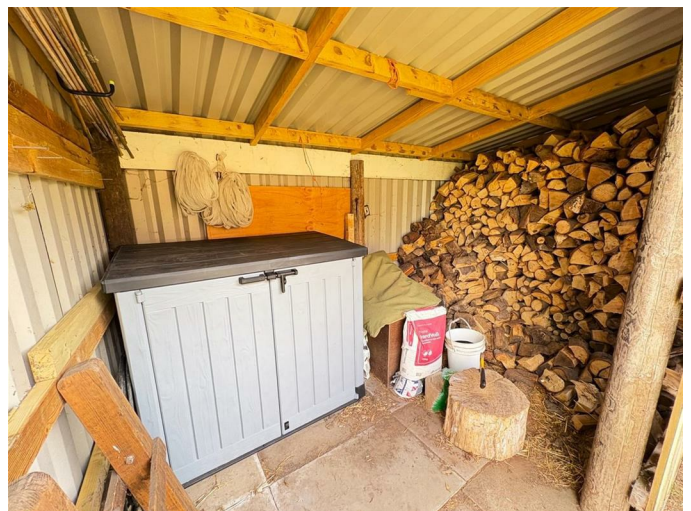
Accessed via a secure gate to the front which opens onto a gravel and concrete driveway which provides off road parking for multiple vehicles and leads down the side of the property. The garden is mainly laid to lawn and features a vegetable garden, mature trees, shrubs and hedging to the borders, a storage shed, child's playhouse with slide and a large multi swing/climbing unit. The garden is separated from the rear garden by fencing with gated access.

Main Rear Garden



Laid to lawn with mature trees and shrubs creating privacy, there is a raised concrete BBQ area, corrugated sheet and timber log store, concrete tile base and concrete washing post.

Log Store 13'3" x 7'5" (4.054m x 2.271m)



Rear Lean to



Timber framed with patio tile base, corrugated roof and uPVC double glazed window to side.

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

August 2025.

Council Tax

East Lindsey District Council Tax Band A.

Viewings

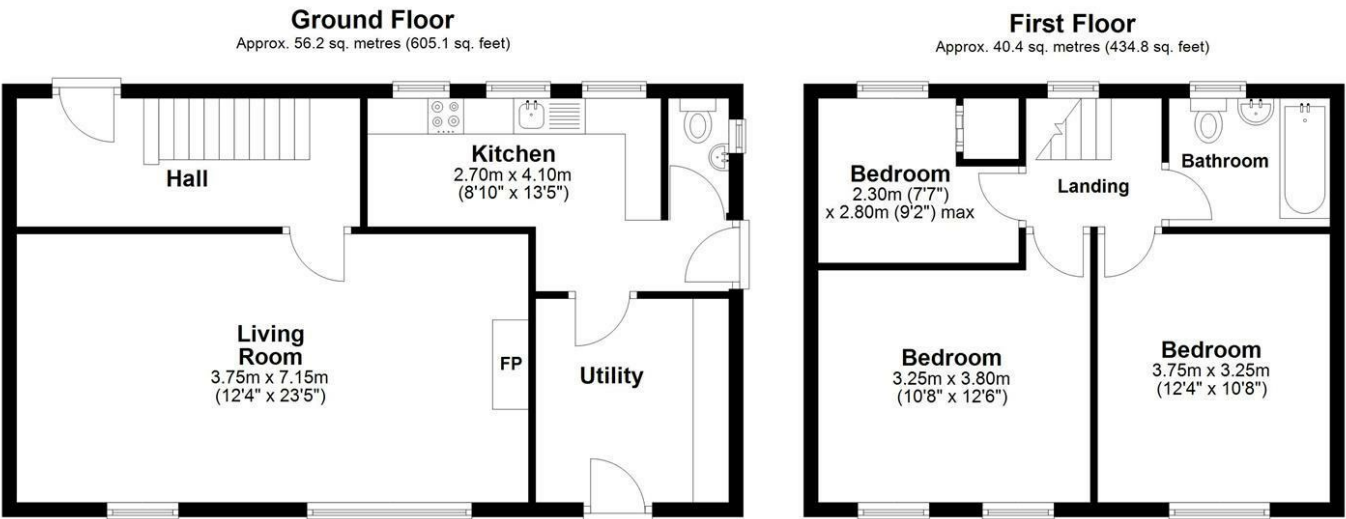
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

Floor Plan



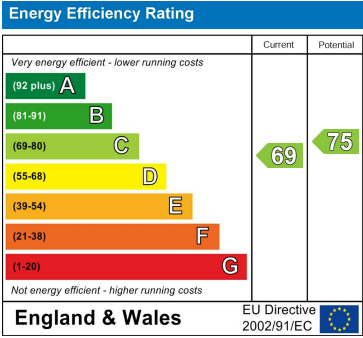
Total area: approx. 96.6 sq. metres (1040.0 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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.