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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



The Lodge
Tinkle Street
Grimoldby
LN11 8TF

Offers in the Region Of
£485,000

Located in the popular and well serviced village of Grimoldby, this substantial period property has been sympathetically extended and modernised to provide fantastic family living spaces and four good sized bedrooms, yet retaining much of its original character and charm. Dating back to 1890s the property is set in a generous plot of about quarter of an acre and is a short drive to the historic and bustling market town of Louth and the Lincolnshire Wolds beyond. Internally it offers an entrance porch, two front reception rooms, a huge, bright and airy, open plan living space with views over the gardens which offers a large lounge with two seating area, a large dining area and a fitted kitchen with separate utility room, ground floor cloakroom and side entrance hall. To the first floor there are four bedrooms, the master having a en-suite and the family bathroom. Outside there is a low maintenance front garden and driveway providing ample parking and access to the garages and a delightful large rear garden. Highly recommended.

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Location

Grimoldby is a popular country village approximately five miles from the historic market town of Louth and together with the neighbour village of Manby, there are a range of facilities including a primary school, post office/general store, a pub, doctors' surgery, mini supermarket, restaurant and two churches. The village has a bus service.

Louth has a wider range of amenities, including many individual and national retailers, cafes, restaurants and bars, cinema and theatre together with secondary schools, including the King Edward VI grammar school. The town also has some excellent sports facilities to include a golf club, tennis academy, the Meridian Sports Centre with swimming pool and the playing fields on London Road.

On the outskirts of Louth is the Kenwick Park leisure complex with equestrian centre. The beautiful Lincolnshire coast with nature reserves and miles of sandy beaches, is just over 6 miles away.

Entrance Porch

Entering into the property through the front door reveals parquet flooring and access to the stairs. Stripped pine throughout the ground floor.

Lounge

13' 0" x 13' 0" (3.97m x 3.97m)

The lounge has a "snug" feel with dual aspect sash windows to the front and side elevation, built in original pine storage cupboard and drawers to one side of the exposed brick fireplace with tiled hearth and wood burning stove. The other side of the fireplace is a matching pine storage cupboard. There is also access to the under stairs cupboard which is used as a pantry.

Sitting Room

12' 8" x 11' 10" (3.85m x 3.60m)

The sitting room is currently used as a home office and has dual aspect sash windows to the front and side elevation, coving to the ceiling, a radiator and parquet flooring. Open grate fireplace with a cast iron and tiled insert with marble hearth and classic timber surround.

Family Open Plan Living

A huge space having a kitchen, dining room area and two seating areas.

Family Room

26' 4" x 14' 2" at widest (8.02m x 4.33m)

The family room has two seating areas and has uPVC double glazing to the two main elevations to maximise the views of the gardens, with French doors leading out to the garden. Large skylights provide a further abundance of light. Downlighters to ceiling. Oak finished flooring. Two radiators.

Kitchen

34' 5" x 10' 0" (10.48m x 3.04m)

The kitchen is well fitted and equipped in a Shaker style with oak work surfaces and upstands, incorporating a breakfast bar area, one and half sink and drainer and integrated fridge. Range cooker with splashback and chimney extractor. Plumbing for dishwasher. The original bread oven and brickwork has been retained a a feature. Tiled floor with under floor heating.

Dining Area

A large dining area has oak finished flooring, with two radiators, downlighters to ceiling.

Utility room

9' 1" x 10' 8" (2.78m x 3.24m)

A large utility having a uPVC double glazed window to the rear elevation and a door to the side elevation. Radiator. Fitted units and shelving, plumbing for a washing machine, space for a tumble dryer and sink with drainer.

Cloakroom

5' 11" x 3' 8" (1.80m x 1.11m)

The cloakroom has an opaque window to the rear elevation, a WC and wall hanging basin and complimentary tiling.

Side Entrance Hall

Used as the main entrance with glazed uPVC double glazed door and side panel, having coats and boot area with tiled floor. Downlighters to ceiling.

First Floor Landing

The first floor landing is spacious having a uPVC double glazed window with views over the garden and velux roof window, coving to the ceiling, a radiator from the main staircase area, with a step down to a further landing area with the second servant staircase, another loft access point and two further uPVC double glazed windows to the side elevation. Pine cupboard housing the central heating boiler.

Master bedroom

13' 0" x 12' 0" (3.97m x 3.66m)

The master bedroom has a sash window to the front elevation, a radiator and carpeted floor. There is also an original fireplace. Door to:

En-suite

4' 9" x 8' 6" (1.44m x 2.60m)

The en-suite is a wet room having velux roof window, opaque uPVC double glazed window to the side elevation, tiled walls in natural tone and heated towel rail. White suite comprising a low flush WC, pedestal wash basin with mixer tap and walk in shower enclosure with a mains operated shower. Downlighters to ceiling.

Bedroom Two

13' 0" x 13' 0" (3.97m x 3.96m)

A large double having twin two sash windows to the front elevation, two radiators and original fireplace. Dressing table alcove. Loft access point.

Bedroom Three

12' 6" x 7' 8" (3.80m x 2.33m)

Bedroom three is a good sized single or a small double having two uPVC double glazed windows to the side elevation and a radiator.

Bedroom Four

10' 10" x 10' 8" (3.31m x 3.24m)

Bedroom four is a double having dual aspect uPVC double glazed windows to the rear and side elevation, with views of the garden. Radiator.

Family Bathroom

9' 10" x 5' 5" (2.99m x 1.64m)

The family bathroom has an opaque uPVC double glazed window to the side elevation, a heated towel rail and classical black and white vinyl flooring. White three piece suite comprising a pedestal wash basin, low flush wc and panelled bath with mains operated shower and glass screen over. White Splashback tiling.

Store cupboard

Presently used as study, having a window to the side elevation and is an ideal place for children to do homework. This room is currently used for storage.

Garage

The first garage has an up and over door, window and door to the side elevation and light and power.

Garage to the rear

The rear garage has double doors, a door to the side elevation and light and power.



Front garden

The front garden is low maintenance and has a gate revealing access to both the original front door and the main side entrance. A driveway to the side then provides access to the garages and parking.

Rear Garden

The rear garden has to be seen to be fully appreciated and will not disappoint. The garden is vast in size and reveals a large lawns with mature borders and planting.

Towards the rear is a fruit orchard, vegetable plot, greenhouse, wood store areas and a small wildlife pond. A five bar gate also provide an additional access point to the rear garden.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



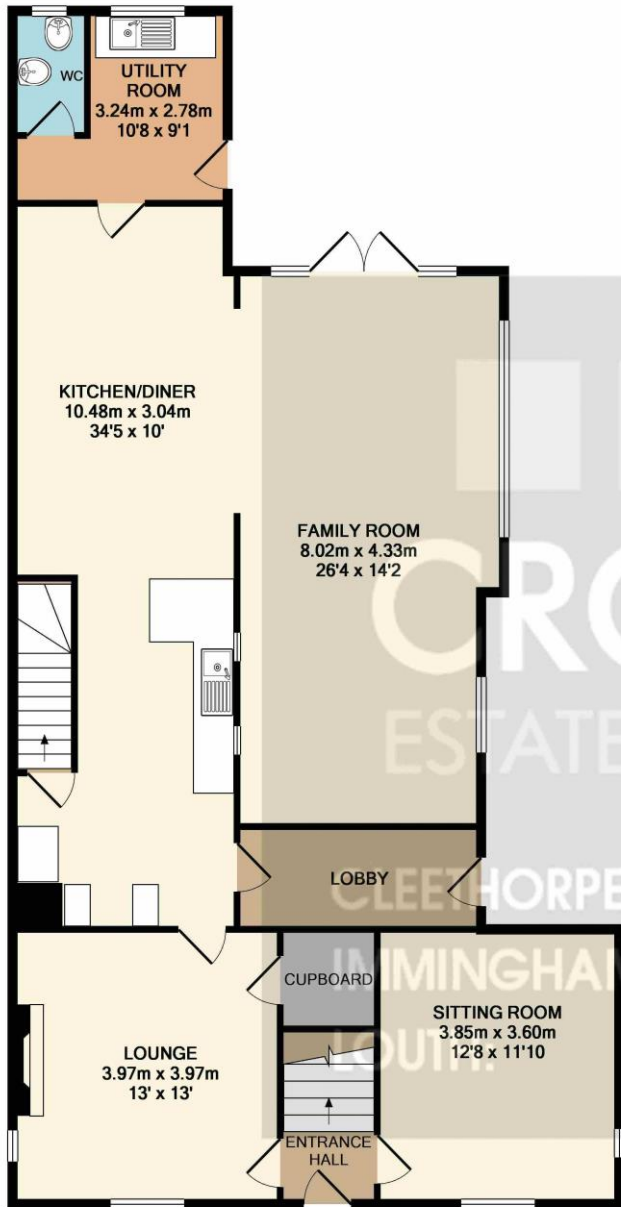


OPEN 7 DAYS A WEEK

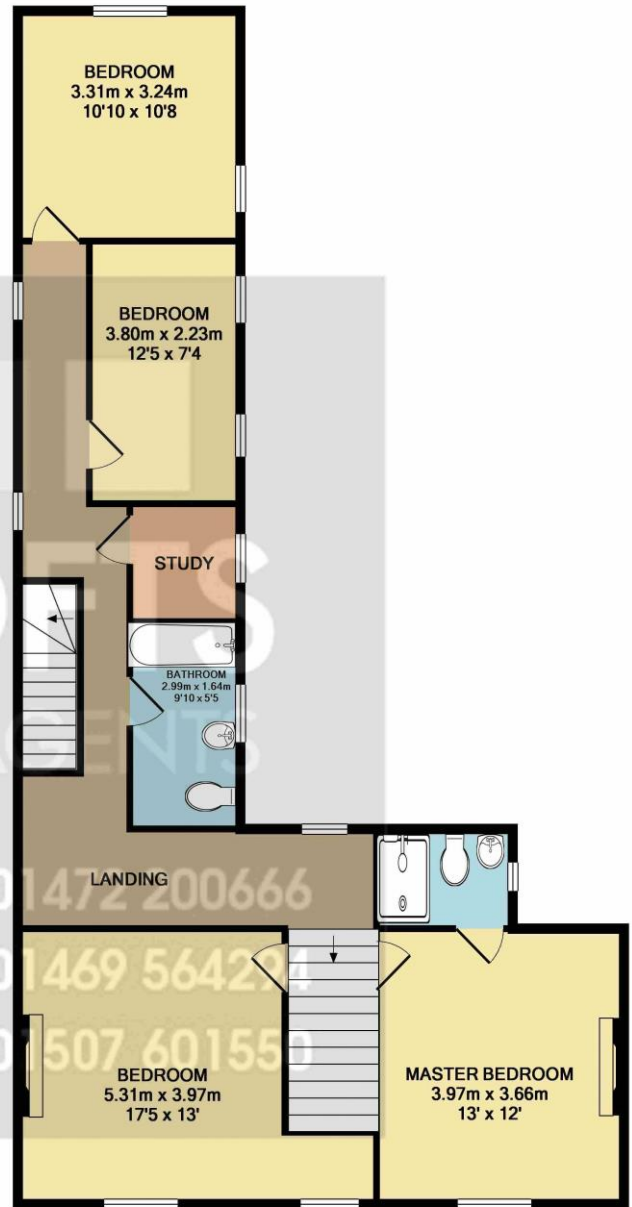
Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



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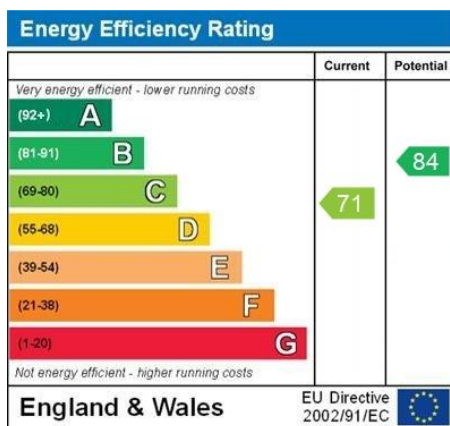
GROUND FLOOR
APPROX. FLOOR
AREA 114.9 SQ.M.
(1237 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 85.3 SQ.M.
(919 SQ.FT.)

TOTAL APPROX. FLOOR AREA 200.2 SQ.M. (2155 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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