



64 TINKLE STREET,  
GRIMOLDBY, LN11 8SZ

**MASONS**  
EST. 1850

## ABOUT 64 TINKLE STREET...

A smart spacious bungalow well positioned in the popular village of Grimoldby, just a short walk to shops and amenities. The property sits on a generous plot with mature gardens to front and rear providing ample off street parking. Internally the well planned accommodation provides 3 double bedrooms, bathroom, kitchen diner, lounge, conservatory and study. At the rear is a wide garage with attached workshop beyond with the garden enjoying a semi-rural outlook to the rear.

### Directions

Proceed away from Louth on the Legbourne Road and at the roundabout, take the first exit along the B1200. Follow the road for several miles into Manby Middlegate and at the traffic lights, turn left into Grimoldby along Tinkle Street. Follow the road for some distance and the property will be found on the right hand side.

### The Property

A spacious detached three bedroom bungalow on a generous plot. The property is believed to have part rendered brick with timber frame and part block and brick cavity construction, we recommend anyone using a mortgage checks with their provider that they are happy to lend on this basis. The bungalow has a pitched timber roof construction covered in concrete interlocking tiles with the property believed to have a later extension to the far end. The bungalow has fully uPVC double-glazed windows and doors with matching uPVC fascias, soffits, guttering and is heated by way of a Baxi 800 gas-fired combination boiler located in the loft and at the rear of the plot the property has a superb one and a half width garage with attached workshop at the rear.



## ACCOMMODATION

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

### Lounge

Having part-glazed uPVC front entrance door with frosted glazing. A spacious reception room having feature fireplace with electric and gas log-effect fire with timber surround and tiled hearth. Windows to two aspects, neutral decoration, coving and ceiling roses with carpeted floor. To one corner is a cupboard housing the electric meter and consumer unit.

### Dining Kitchen

A spacious room with windows to two aspects and having a good range of base and wall units finished with oak-effect doors, chrome handles and roll-top, marble-effect laminated work surfaces. One and a half bowl stainless steel sink with chrome mono mixer tap and further filter tap and attractive tiling to splashbacks. New World single gas oven with four ring Hotpoint gas hob above and extractor fan. Space and plumbing for washing machine to side, vinyl floor covering and door into:

### Conservatory

Positioned at the rear and enjoying delightful views over the garden and across paddocks beyond, with brick dwarf wall and fully glazed windows to perimeter with double patio doors and recently glazed roof with self-cleaning glass. Carpet tiles to floor with light and electric provided.





### **Study**

Positioned off the hall and having ample space for a desk or could potentially be a nursery if required. Spotlights to ceiling, coat hooks to side, window to rear, carpeted floor and airing cupboard to side fitted with radiator and shelving provided for laundry.

### **Hall**

Having six-panel doors to principal rooms. Alarm control panel to wall, together with Hive remote central heating thermostat, smoke alarm and CO alarm to ceiling with carpeted floor and loft hatch to roof space, having fitted fold down ladder, light and part boarded, also housing the Baxi 800 gas combination boiler.

### **Bedroom 1**

A good size double bedroom with neutral decoration, coving to ceiling, window overlooking the front.

### **Bedroom 2**

A further double bedroom with window overlooking the front, coving to ceiling and carpeted floors.

### **Bedroom 3**

Final double bedroom or generous single with coving to ceiling, window overlooking rear garden and carpeted floor.

### **Family Bathroom**

With large corner bath having taps with hand shower attachment, wash hand basin and low-level WC. Attractive part tiling to walls and mirrored cupboard above basin. Frosted glass window to rear and corner shower cubicle with curved sliding glass doors and Triton electric shower unit. Coving to ceiling and carpeted floor.



## Outside

### Front Garden

Having extensive block-paved driveway providing parking for multiple vehicles with turning area, grassed lawn to side with mature shrubs and bushes and mixture of fenced and hedged boundaries. Water collection butt to side, concrete path to front door, driveway extending down the side of the property with double wrought iron gates and pedestrian side gate into the:

### Rear Garden

Further off-street parking and concrete driveway leading to the garage. Block-paved patio adjacent the conservatory, leading into the predominantly lawned garden which is extensive in size with superb views across paddocks. Mature shrubs, bushes and trees, concrete path down the side of the garage leading to a timber shed and composting area. Planted border to corner and fenced boundaries. Further water collection butts, outside tap and light. Overall, a delightful private garden to relax in.

### Garage

Having up and over door to front, uPVC window to side and pedestrian side door, light and electric provided, concrete floor and being extra wide compared to a standard single. Door through to:

### Workshop

With timber access door from garage, uPVC window to side, built-in work benches and cupboards, light and electrics, concrete floor. Would make an ideal workshop, craft room or games room, etc.





### Location

Grimoldby is a popular country village approximately five miles from the market town of Louth and in conjunction with the neighbouring village of Manby, there are local facilities including a primary school, post office/store, a pub, doctors' surgery, mini supermarket, restaurant and two churches. Louth has a wider range of amenities, including many individual shops, cafes, restaurants and bars, cinema and theatre together with secondary schools and academies 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. The local bus service stops near the house. On the outskirts of Louth is the Kenwick Park leisure complex with equestrian centre and Grimoldby is about five miles from the popular Lincolnshire coast with nature reserves and miles of sandy beaches.



### Viewing

Strictly by prior appointment through the selling agent.

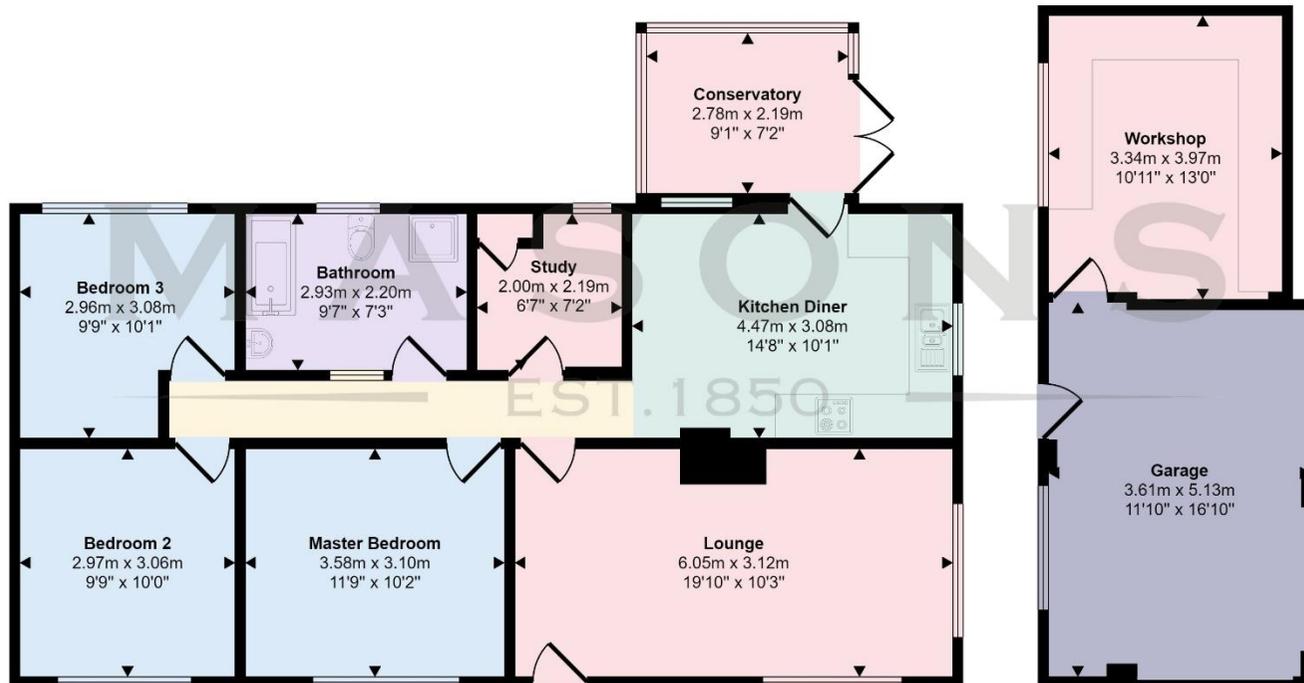
### General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.



# FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area  
120 sq m / 1290 sq ft



Floorplan  
Approx 88 sq m / 948 sq ft

Garage/Workshop  
Approx 32 sq m / 343 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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