



LEA VIEW
GRANGE LANE, UTTERBY

MASONS
EST. 1850

ABOUT LEA VIEW

Well positioned towards the end of a no-through lane is this three bedroom detached bungalow offering spacious accommodation comprising lounge diner with fireplace, breakfast kitchen with sun room to rear. Off the spacious hallway are three bedrooms and a shower room while at the side is an attached single garage with ample parking to front.

Delightful front and rear gardens enjoying superb views of the open countryside beyond, due to its being the last property along the lane, making for a peaceful and semi-rural position. The bungalow does require a full scheme of refurbishment and modernisation, however, will make a superb home once completed.

Directions

From Louth take the A16 road north and proceed past Fotherby along the bypass and into Utterby. Take the right turning into Grange Lane and Lea View will be the last property on the right hand side.

The Property

We are advised that the property is of a timber-framed, pre-fabricated construction with brick skin to external walls and pitched timber roof construction covered in tiles. We understand that some internal panels have asbestos cement construction. An asbestos survey has been carried out on the property, a copy of which is available from the agent upon request. Any prospective purchaser is advised that borrowing via a mortgage may be difficult and that they should first contact their lender before considering viewing or making an offer, for confirmation that they are happy to lend on the above basis. The property has a mixture of uPVC and aluminium-framed windows and has uPVC external doors, whilst heating is via an oil-fired system with Boulter Classic boiler located in the kitchen, with timer controls. The property has uPVC fascias, soffits and guttering and is positioned on a generous plot, enjoying superb views of farmland beyond.



LEA VIEW, GRANGE LANE, UTTERBY, LN1 1 OTS

Accommodation

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

Entrance Porch

Having courtesy lighting to either side with glazed uPVC door with windows either side, into porch ideal for coats and shoe storage. Glazed timber door into:

Entrance Hall

With doors to principal rooms, loft hatch to roof space, carpeted floor and cupboard to side having sliding doors and housing the electric meter and consumer unit.

Lounge/Diner

Spacious reception room with bow windows to two aspects allowing plenty of natural light into the room. Fireplace to side with stone surround, mantelpiece and hearth and inset, log-effect electric fire (not tested). Timber shelving to side and having carpeted floor. Sliding door into:





Breakfast Kitchen

With good range of base and wall units with rolltop laminated work surface, single bowl stainless steel sink, CDA built-in electric cooker and four-ring electric hob (not tested). Tiling to splashback, oil boiler positioned to one side with timer controls, extractor fan and space provided for fridge/freezer. Bow window to side and carpeted floor. Glazed timber door into:

Sun Room

Having brick dwarf walls to side with fully glazed windows to perimeter. Sliding glazed door to rear giving access to the garden. Tiled floor and plumbing and electrics for washing machine.

Bedroom 1

A double bedroom with bow window to front, good range of built-in wardrobes and dressing table, carpeted floor.



Bedroom 2

Positioned at the rear, a double in size with window overlooking garden, built-in wardrobes and dressing table and having carpeted floor.

Bedroom 3

A single bedroom with built-in wardrobe to side, window overlooking garden and having carpeted floor.

Shower Room

With WC, wash hand basin and shower cubicle with pivoting door. Mira electric unit with tiling to all wet areas. Frosted glass window to rear, carpeted floor and Dimplex wall-mounted heater. Large cupboard to side fitted with shelving for laundry.





Garage

Attached to the side and having remote electric roller door to front, concrete floor, shelving to side, light and electrics provided. Further rear pedestrian entrance door, window to rear and having an enclosed storage area at the rear.

Outside

Front Garden

Having concrete driveway and large lawn to side with planted borders and concrete path to right hand side, leading up to gate giving access to rear garden. Oil storage tank to side with boundaries made up of hedging and fencing. Wrought iron arched gate into:

Rear Garden

A delightful and private garden enjoying a southerly aspect and having sun for the majority of the day, with open farmland views to the rear and side. The garden is predominantly laid to lawn with a good range of mature fruit trees, bushes, shrubs and flowering plants. Paved patio adjacent the rear of the bungalow, ideal for al fresco dining and barbecues, with outside light and tap provided, with the boundaries made up of well maintained hedges.



Location

Utterby is a particularly sought-after rural village location and Lea View is positioned on a quiet no through road. The name Utterby is Danish and the village is thought to date from about 900 AD. There is a vibrant village school, a parish room by the village green, a number of historic houses and the 14th century Pack Horse Bridge, which is believed to have provided access to the church from the former Gilbertine Priory.

The market town of Louth is approximately 4.5 miles away whilst Grimsby is some 11 miles away. There is a direct route to the Humberside airport which is some 20 miles away. Grange Lane leads out into open countryside at the foot of the Wolds which are designated an Area of Outstanding Natural Beauty.

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 electricity, water and drainage with an oil-fired central heating system 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Approx Gross Internal Area
91 sq m / 978 sq ft



Floorplan

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.



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