



M A S O N S
EST. 1850

WESTLANDS, STATION ROAD,
NORTH THORESBY

ABOUT WESTLANDS

Situated on a large plot of around a third of an acre, this well-designed period home offers versatile living accommodation, standing well within its own beautifully maintained gardens. The property has been extended over the years to provide spacious family accommodation and comprises three reception rooms, spacious hallway, dining kitchen and utility, whilst to the first floor are four good-sized bedrooms with the master being en suite and incorporating a sauna, with further family bathroom. The property has garaging for three cars. Externally, the property has extensive block-paved drive behind a secluded tree-lined entrance, with the property well orientated to make the most of the south and west-facing aspects, overlooking the beautifully maintained gardens with lawns and vegetable plot areas and large workshop.

Directions

From Louth take the A16 north towards Grimsby and follow the road past Fotherby, through Utterby and onwards to North Thoresby. When approaching the village, ignore the first right turning and take the right turn immediately before the recently opened restaurant (Venney's at the Granby).

Follow the road into the village centre, go past the village square and follow the road where it branches left onto Station Road. Continue for some distance and Westlands will then be found on the right-hand side, a short way before leaving the village.

The Property

This property dates back to the mid 1930's and has been owned in the same family since its construction. The property has been well orientated in its plot to enjoy the south and west-facing aspects. Since then, the property has been extended and remodelled internally to create a larger kitchen and the additional sun lounge to the rear (foundations capable to take 1st floor extension), and later with the addition of the master bedroom and en suite above the original single garage. The property was then extended further to the side to create the double garage, which has strengthened foundations should the purchaser wish to build above it. The property has brick-faced construction with pitched timber roof covered in tiles and benefits from modern uPVC double-glazed windows and composite front and rear doors. The property also has three-phase electricity along with full security alarm system and CCTV. Heating is by way of electric storage heaters and fibre optic high-speed internet is also available in the road. Heating is supplemented by a multi-fuel stove in the sitting room, which is also connected to two of the radiators.

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Accommodation

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

Entrance Porch

A small, covered porch with brick archway, lighting within and stone steps leading to part-glazed composite door with frosted paned windows either side, to:

Entrance hall

With staircase leading to first floor, having carpeted treads and timber banister. Carpeted floors throughout, attractively decorated with picture rails and timber doors into principal rooms. Useful understairs storage cupboard housing the electric consumer units. Coat hooks provided either side.

Lounge

Positioned to the front, being a very generously sized reception room with windows to side and large walk-in bay window overlooking the delightful gardens. Picture rails to walls and coving to ceiling. Tiled fireplace with inset open grate fire, carpeted floor.

Central Lobby

With large arched opening into kitchen, timber floor and door into:

Pantry

With shelving fitted to all three sides, tile-effect floor and making an ideal storage space.





Kitchen Diner

An excellent range of base and wall units finished with solid oak doors. Rolltop laminated work surfaces with single bowl resin sink and chrome mono mixer tap and attractive tiling to splashbacks, with good range of built-in appliances including Stoves built-in double electric oven with matching four-ring electric hob above with extractor, Tricity Bendix full-size dishwasher and 70/30 split built-in fridge/freezer. Built-in Kenwood microwave to side. Good range of storage cupboards and pull-out drawer units. Central light and spotlight to ceiling with window to two aspects, solid parquet timber flooring and space for dining table. Composite door giving access to the rear porch.

Sitting Room

A cosy reception room with inset multi-fuel burner to side over slate hearth with built-in cupboards to side, picture rails to wall and large window overlooking the garden. Coving to ceiling and carpeted floor. Further built-in storage cupboards to side and double patio doors opening into:

Sun Room

An ideal sun room or dining room with large, sliding patio doors onto garden to two aspects. Timber floor and timber-panelled ceiling with the open plan layout making an ideal entertainment space, flowing out onto the garden with the room enjoying a south and westerly aspect.

Rear Porch

Having quality glazed timber entrance doors and window to side, making an ideal space for coats and shoes, etc. Entrance to kitchen and further latch door into:

Utility/WC

With base units, fitted worktop and single bowl sink. Tiling to splashback, frosted glass window, low-level WC to side. High-level shelving, space and plumbing for washing machine, tumble dryer and chest freezer.





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First Floor Landing

A spacious and bright gallery landing with timber banister and filled timber panels. Picture rails to wall, carpeted floor and window to side. Loft hatch to roof space with drop-down ladder, lighting and electrics and part-converted loft space which could be used for a variety of purposes such as hobby space or storage, etc. Five-panel doors to bedrooms and bathroom off the landing.

Master Bedroom

Generously proportioned double room with windows to two aspects, one being of a dormer style, with carpeted floor. Further loft hatch to roof space and door into:

En Suite Bathroom

Having panelled bath, corner shower cubicle with sliding glass door and Triton shower unit. Wash hand basin with storage cupboards below, mirror and light with shaver point above. Low-level WC and attractive tiling to all wet areas. Frosted glass window to side, extractor fan to ceiling and maple timber floor. To the side is a pine enclosed sauna room with pine door, seating bench and heated sauna system, light within.





Bedroom 2

A well-proportioned double bedroom with built-in wardrobes to one side. Tiled fireplace, carpeted floor and picture rails to wall. Window to side and sliding patio door opening out onto the rooftop balcony with brilliant countryside views, making an ideal space to relax over a morning coffee.

Bedroom 3

A further double bedroom with windows to two aspects, picture rails to wall, coving to ceiling and carpeted floor.

Bedroom 4

A spacious single bedroom currently used as bedroom and study area, with window to side, carpeted floor, picture rails to walls and coving to ceiling.

Family Bathroom

Four-piece suite consisting of panelled bath, shower cubicle with pivoting door and thermostatic mixer, low-level WC, wash hand basin with tiling to half-height walls. Frosted glass window, extractor fan to ceiling, fitted light with shaver point and beech timber floor. Laundry cupboard to side with hot water cylinder and shelving provided for linen.







Integral Garage

Accessed via the hallway having double timber doors to front aspect, fitted shelving to the inside. Also housing the electric meter and consumer units. Further shelving to rear and ample space for white goods if required. Light and power provided. Further part-glazed timber connecting door through to:

Attached Double Garage

A spacious double garage (can house 3 smaller cars), having timber sliding doors to front aspect, frosted glass windows to side and rear. Further pedestrian door onto rear garden. Carpet-tiled floor covering, light and power provided, creating a superb space for workshop area, ideal for car enthusiasts, etc.

Front Approach

Attractive block-paved driveway accessed via double timber gates, with front hedged boundary through wooded area, the driveway extending around to either side, providing parking for multiple vehicles, access to both garages and a paved parking area on the return side adjacent.



Gardens

A meticulously maintained, lawned garden with apple trees to front and mature trees to side. Boundaries made up of hedging and high-level timber fencing. Paved path leading to front door with mature shrubs, bushes and flowering plants. Patio area ideal for al fresco dining and some very well kept, planted borders with further rose bushes and mature fruit trees. Superb, planted vegetable garden extending through the orchard area with paved pathways, outside tap and lighting and a large, steel-framed greenhouse adjacent the brick-built coal bunkers. Water collection butt to side.

Workshop

Positioned to the corner of the garden, being a very large timber-framed structure with lights and electric provided and security alarm system. Ideal for hobbies and could be used for a variety of purposes or car restoration, etc. with useful loft storage space.



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Viewing: Strictly by prior appointment through the selling agent.

Location

North Thoresby is a sought-after village with a strong community spirit and is positioned around 8 miles equidistant from Grimsby and Louth. There is a local convenience store, surgery and pharmacy, together with a primary school, the Little Ducklings pre-school, The Church of St. Helen's, a village hall, football, cricket and bowls facilities and two public houses – each with a restaurant. A bus service runs between Louth and Grimsby. To the south of North Thoresby on the outskirts of Ludborough is the Wolds Heritage Steam Railway, which travels to and from the village with plans to hopefully link again with Louth in the future.

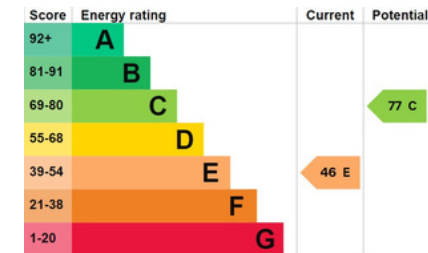
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The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, 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 but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E.



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Ground Floor
Approx 147 sq m / 1584 sq ft

Denotes head height below 1.5m

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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