



M A S O N S
EST. 1850

WESTWOOD, SOUTH ELKINGTON

ABOUT WESTWOOD

The Property

With a foot in the town and a foot in the countryside, this hidden gem of a 1950s home is nestled in the treetops, within walking distance of Louth town centre (1.6 Miles).

The house, which has been lovingly held in the same family since 1983 is now in the need of some refurbishment. However it offers fantastic potential for improvement and possible extension (STP) to create a characterful home with many period features and a beautiful setting.

The house and its outbuildings extend to 2272 sqft, providing a Kitchen and Pantry, Living Room, Dining Room and Garden Room together with a ground floor WC and 4 double bedrooms. In addition, the house boasts a good range of garaging and store rooms with a covered, interconnecting passage offering potential for extension to the living accommodation or to create an annexe (STP).

The house is approached via a sweeping, treelined driveway (part shared) to a parking area which is flanked by the lawned gardens and mature shrub planting.

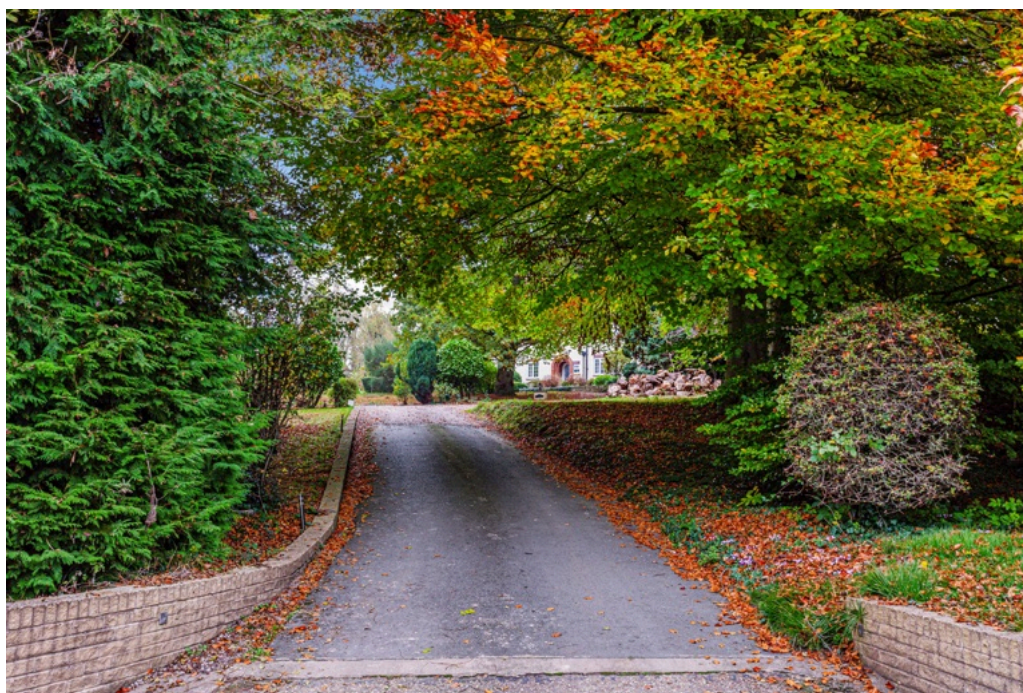
To the rear, the house peacefully overlooks mature pasture and to the front enjoys an elevated view through the treetops with views of the rolling Wolds hills beyond.

Directions

From Louth take Lincoln Road signposted to Lincoln, the driveway to Westwood is the last driveway on the right before the Lincoln/Market Rasen fork.

What3Words

///fuzzy.locate.seated



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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)

A most attractive part-glazed, arched front door to;

Entrance Hall

This bright hallway has stairs rising to the first floor with an arched, rear facing window on the half landing and doors to;

WC

With a window to the front of the house, a low level WC and basin.

Kitchen

A good sized kitchen with a double aspect to the side and to the front taking in the front gardens and the beautiful tree top outlook. The kitchen, which has space for a kitchen table is fitted with a delightful range of pine base and wall units with under unit lighting together with a ceramic Belfast style sink with mixer tap, there is an electric oven and hob with an extractor fan over and a dishwasher. A door leads to the adjacent;

Pantry

A rare find in the modern age this spacious walk-in pantry has a tiled floor, meat safe and meat hooks and is fitted with ample shelving for storage.

Utility

With a door to the covered corridor at the side of the house, this useful space is fitted with a sink and has space for coat hanging.







Living Room

This sizeable triple aspect room is flooded from light from a most attractive bay window which overlooks the side gardens as well as a glazed door which leads to the adjacent garden room. The living room features a tiled fireplace with an electric fire inset.

Dining Room

This attractive room has an original fireplace and brick surround and built in shelving to one side. A glazed door leads to the adjacent garden room and a window overlooks the front gardens.

Garden Room

This delightful space is connected to both the living room and dining room with doors to the gardens creating a flowing indoor/outdoor space. The room is glazed on 2 sides allowing views over the gardens as well as a set of French Doors which lead outside to a paved terrace.



Stairs rise from the Entrance Hall to the
First Floor Landing

The landing is lit from an attractive arched window on the half landing that overlooks the fields to the rear, there is a built in cupboard and a hatch to the loft which we understand is insulated.

Doors to:

Master Bedroom

This good sized master bedroom has a pair of built-in wardrobes and a wide window to the side of the house together with a door to the **Balcony** which has balustraded sides and overlooks the gardens. There is potential to either extend into the adjacent bedroom 2 or build in to the Balcony space to create an en suite (STP) if required.

Bedroom 2

Situated adjacent to the master bedroom this double bedroom has a window enjoying the views to the front of the house and a built in wardrobe as well as a door to the balcony.



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Bedroom 3

With walls lined with bookshelves this characterful double room has a window to the side of the house.

Bedroom 4

An attractive double aspect double bedroom overlooking the front gardens.

Bathroom

With a window to the front of the house this room has an airing cupboard and is fitted with a white suite to include a basin, corner shower unit and WC.

The Garages and Outbuildings

The garages and outbuildings offer vast potential, situated to one side of the house with a covered interconnecting corridor.

Presently, the house benefits from **2 single garages** with up and over garage doors and an external car bay to the front, together with a **Garage Store**, a **Fuel Store** and a **Laundry Room** with space and plumbing for a washing machine and tumble drier as well as a sink and drainer. There is also a useful **Gardener's WC** with WC and handbasin. The Laundry Room, Fuel Store and second garage all have windows to the rear. The group of outbuildings as a whole, offer a sizeable footprint to convert/develop the space into further living accommodation and/or annexe/holiday accommodation (STP) if required.

The Gardens and Grounds

The house is approached off the road via a sweeping tree lined driveway (part shared) which is flanked by lawns and majestic, trees which add to the feeling of privacy and protection which the house enjoys.



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There is a parking/turning space to the front of the house, enclosed by smart clipped hedging and a raised bed with a sweeping set of steps leading up to the front door.

There is attractive, mature shrub planting and lawns to the front of the house and the lawns continue to the side, abutting the side terrace which can be accessed from the Garden Room. The lawn has large, sweeping beds to the northern and southern boundaries with more attractive shrub planting. A paved, wraparound pathway leads round the front and to the rear of the house which in turn has a boundary fence and views over beautiful mature pasture land.

Viewing

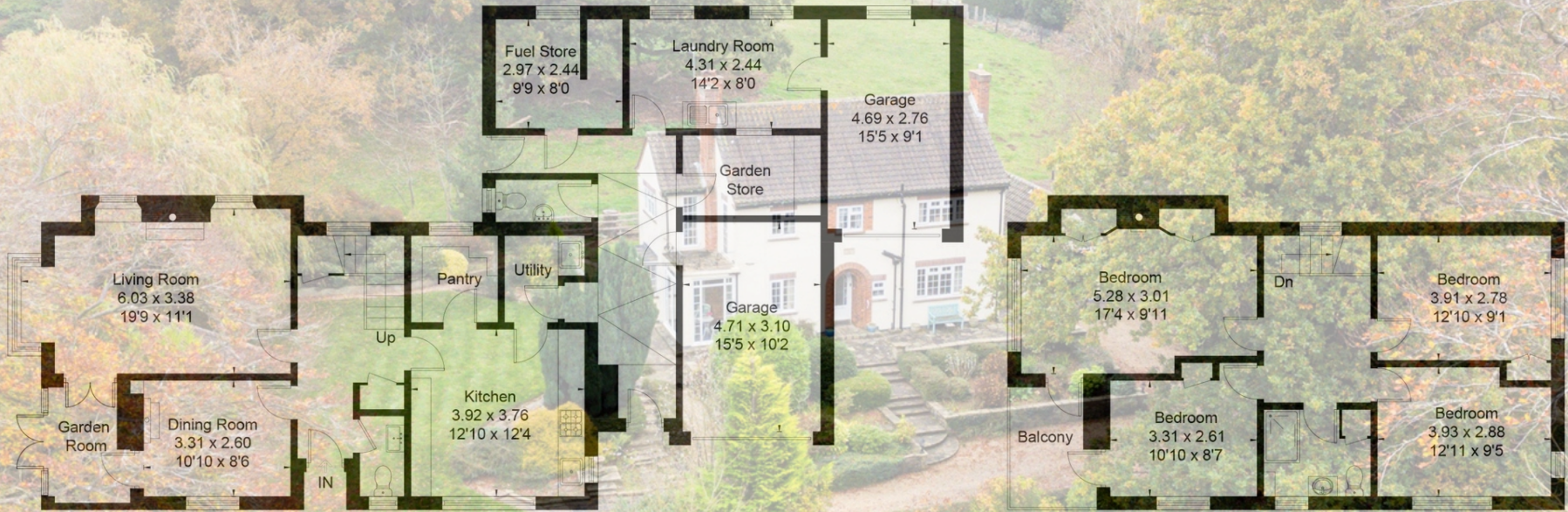
Strictly by appointment through the selling agent only.

Important Information

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. Carpets and curtains are included 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 water and electricity with private drainage and gas central heating. No utility searches have been carried out to confirm at this stage. It is understood that the property has a right of way over the first portion of the driveway which then splits and joins the owned section of the driveway and on to the front of the house. The property is in Council Tax band F.



Approximate Floor Area = 211.1 sq m / 2272 sq ft (Including Garage)



Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81496



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Important Notice

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