



THE CHESTNUTS
BURGH-ON-BAIN

MASONS
EST. 1850

ABOUT THE CHESTNUTS

This versatile, spacious family home is set on a plot of over a quarter of an acre (STS) with stunning views across the Lincolnshire Wolds countryside, a designated Area of Outstanding Natural Beauty. Extending to around 2,500 sq. ft., the property features six generous reception rooms, including a lounge, sitting room, dining room, garden room, study, and games room, plus a stylish kitchen and utility room. Upstairs, there are four double bedrooms, including a master bedroom with en suite, and a family bathroom. Externally, the property offers private gardens, ample parking for at least 6 cars, and a garage. The games room presents potential for an annexe or holiday let use, with approved planning for further extension. Located on a quiet, no-through road, the property is ideally positioned between Louth and Market Rasen. It is less than 20 minutes' drive from 3 of the county's Grammar schools including the highest rated Caistor Grammar School and there is also a choice of other good primary and secondary schools nearby.

Directions

Proceed out of Louth along Westgate and continue to the roundabout on the outskirts. Take the second exit and after a short distance, at the fork in the road bear left along the A157. Follow the road for around 6 miles to the village of Burgh on-Bain and on arriving at the village, take the first left turning into Mill Lane. Proceed down the lane and the property will be towards the end on the left.

The Property

The property is believed to date back to the 1980s and has brick-faced cavity wall construction with pitched timber roof covered in interlocking tiles. The property later had alterations to include conversion of the former integrated double garage to create the superb ground floor games room and also having the additional garden room and porch, plus detached garage added at the same time, which was completed around 2011. As part of the same application, planning is fixed in place to create a first-floor extension with dormer windows, to create a superb lounge to the rear aspect with a balcony overlooking the beautiful Wolds countryside, together with a further large master bedroom suite with dressing room and bathroom which the purchaser will be able to carry out, should they choose to do so. (Copy of the plans available from the selling agent on request). Heating is provided by an LPG-fired Vokera boiler with storage tank situated in the garden and the property benefits from having owned photovoltaic solar panels, with a feedback tariff providing income and lower running costs for the property. The majority of the rooms are heated by radiators with the games room, garden room and kitchen also having underfloor electric heating, with the garden room having an air conditioning unit in addition. The property is incredibly spacious and having six reception rooms lends itself to possible annexe set up for merging families or use as a holiday let (subject to planning).





THE CHESTNUTS, MILL LANE, BURGH-ON-BAIN, LN8 6JZ

Accommodation

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

Entrance Porch

Accessed via a fully glazed uPVC door with windows either side, tiled flooring and further side window with part-glazed timber door into:

Hallway

A spacious L-shaped hall with large built-in cupboards to side, carpeted floor, wall light and spotlights to ceiling. Staircase giving access to the first floor and also the lower ground floor.

Breakfast Kitchen

An extensive range of base and wall units with quality timber doors, rolltop laminated work surfaces with a white ceramic sink and chrome tap, attractive tiling to splashback, window overlooking the front garden and also having a large Leisure Rangemaster cooker, along with an LG American style fridge/freezer (available by negotiation). Extractor hood above cooker, spotlights to ceiling, under-cupboard lighting and tiled floor, while to the opposite side is an extending breakfast bar and a lit Welsh dresser unit.





Utility Room

Wall units to side and fitted worktop with space and plumbing provided for washing machine, tumble dryer and dishwasher. Tiling to splashback and window, built-in cupboards to side housing the Vokera LPG-fired boiler. Spotlights to ceiling and tiled floor with a part-glazed timber entrance door to rear garden. Door into:

WC

Back-to-wall WC, frosted window to side, extractor fan, part-tiling to walls and tiled floor with a sink unit having cupboard below. Loft hatch to roof space.

Lounge

Spacious reception room with large window to rear and side, feature fireplace with timber surround, inset log burner with marble hearth and light-coloured carpeted floor, dado rails and coving to ceiling. The room opens into the dining room via glazed timber doors.



Dining Room

Spacious further reception room which could be used for a variety of purposes. Connecting door back to kitchen, carpeted floor, wall lights and window to rear.

Lower Ground Hall

Steps down leading to the lower hallway with glazed doors to principal rooms.

Sitting Room

With fireplace and inset coal-effect fire, carpeted floor, coving to ceiling, uPVC double doors into:

Garden Room

Having solid roof and windows to three aspects with further patio doors onto rear garden. Tiled floor and benefitting from underfloor heating along with an air conditioning unit, making the space a superb reception room to use all year round.





Study

With twin windows, carpeted floor and a superb range of Sharps fitted furniture including desks, shelves, drawers and cupboards, providing a ready-to go home working space.

Games Room

A superb addition to the property providing a very versatile reception which would be ideal as a games room or has potential to be converted to an annexe for emerging families or could be used for holiday let purposes with addition of kitchen and shower, etc. Tiled floor throughout with underfloor heating, good range of built-in cupboards to one end, twin windows and spotlights to ceiling. Two cupboards to side, one housing the control panel for the solar panels and part-glazed uPVC door to garden.

WC

Having low-level WC, wash hand basin with tiling to splashback, heated towel rail, tiled floor and extractor fan, along with window to side.



First Floor Landing

With carpeted floor, spotlights to ceiling, airing cupboard and timber doors to bedrooms and bathroom.

Master Bedroom

A generous double size bedroom with window to front, carpeted floor with built-in wardrobes and cupboards with dresser unit to side and spotlights to ceiling. Part glazed door to:

En Suite Shower Room

Shower cubicle with bi-fold glass door, fully tiled enclosure with electric shower unit, back to wall WC, wash hand basin with worktop and storage cupboards below, further cupboards above with mirror and spotlights to ceiling with extractor fan and the remainder of the walls being fully tiled, along with tiled floor. Heated towel rail and frosted window to side.





Bedroom 2

A further generous double bedroom with window to front, laminate flooring and having built-in wardrobes to one end.

Bedroom 3

A further double bedroom with built-in wardrobes and cupboards. Carpeted floor, window to rear and further large wardrobe to one side.

Bedroom 4

Final double bedroom with window to rear, laminate floor covering, loft hatch to roof space and having a built-in wardrobe with sliding doors.





Family Bathroom

Smart suite with a jacuzzi bath with shower screen to side and power shower controls above. Wash hand basin in worktop with cupboards below, back-to-wall WC with further base and glazed wall units providing storage, heated towel rails and frosted glass window with spotlights to ceiling and extractor fan. Fully tiled walls and floor.

Outside

To the front of the property is extensive driveway parking for multiple vehicles, laid to gravel having large lawned area to the left-hand boundary having mature trees, shrubs and bushes with further lawned area to the right which leads to the detached garage. Gated access either side of the property leading to the rear garden with concrete path and level access to the games room door at the side. Steps leading up to a raised entrance to the front porch.

Garage

Single detached brick-built garage with pitched timber roof and tiled roof covering having remote roller door to front and pedestrian side entrance door with window to rear. Concreted floor and light, external tap and power provided.





Rear Garden

Patio area adjacent the garden room, which leads around back to the garage. The main garden is laid predominantly to lawn and is of a very private nature with hedging to boundaries with mature trees, bushes and shrubs all round, with a superb pond to the centre. The garden has a raised area to the left-hand portion, accessed via steps leading to a further delightful lawned garden with further mature planting, beyond which are the superb views across the Wolds countryside which could be opened up further if required. Alongside the left boundary is a canopy providing shelter for storage, along with a timber-framed enclosure along the left boundary.

Location

Burgh-on-Bain is positioned in the scenic Lincolnshire Wolds Area of Outstanding Natural Beauty and approximately equidistant at 7 miles from the Market towns of Louth and Market Rasen providing an excellent range of shopping, schooling and recreational facilities. The village is also well positioned for access to Lincoln city and the coast. The village is linked by a pathway from the bottom of Mill Lane, across the Wolds to the Viking Way, a 147 mile pathway through Lincolnshire, Leicestershire and Rutland. The stone-built village church dedicated to St Helen is Grade 2 Listed, originating in the 11th Century and added to in stages during the 13th, 14th and 16th Centuries. The Church is also used for community social functions, including regular coffee mornings. There is a hilltop long barrow thought to date back to Neolithic times.



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 and water whilst drainage is to a modern, private system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.

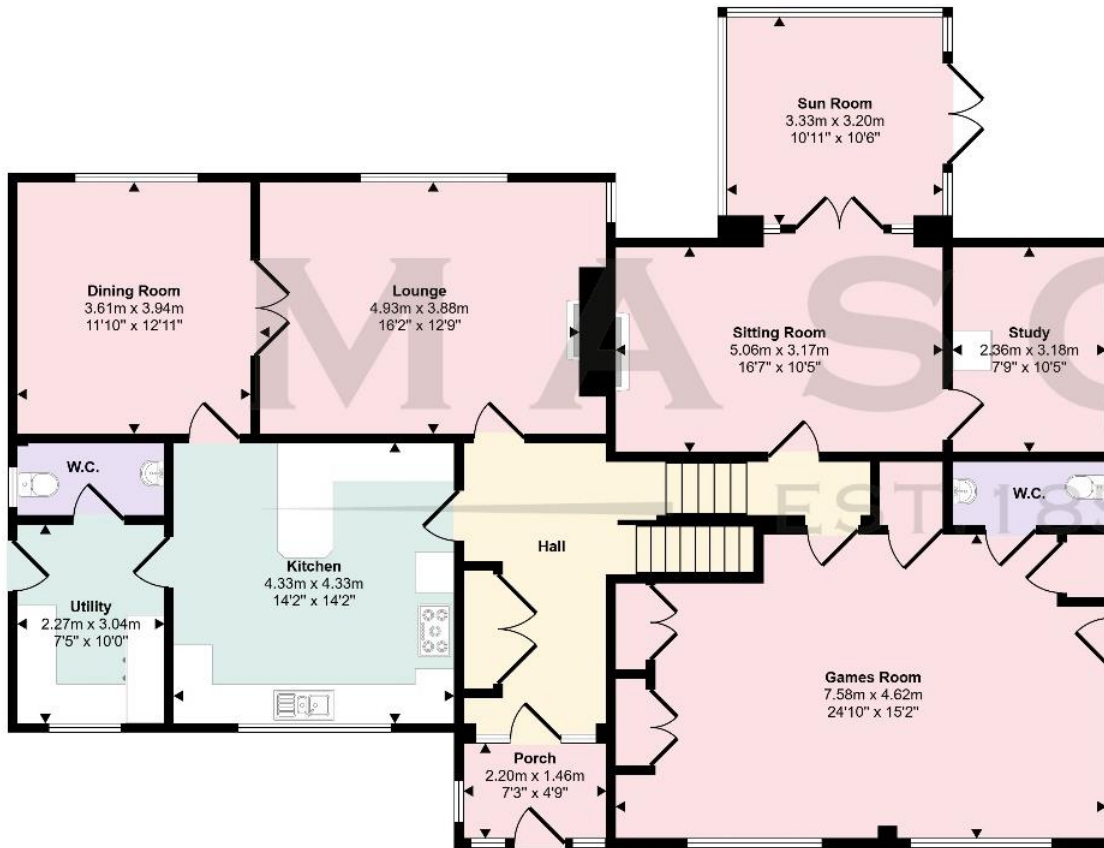
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	61 D
39-54	E		
21-38	F		
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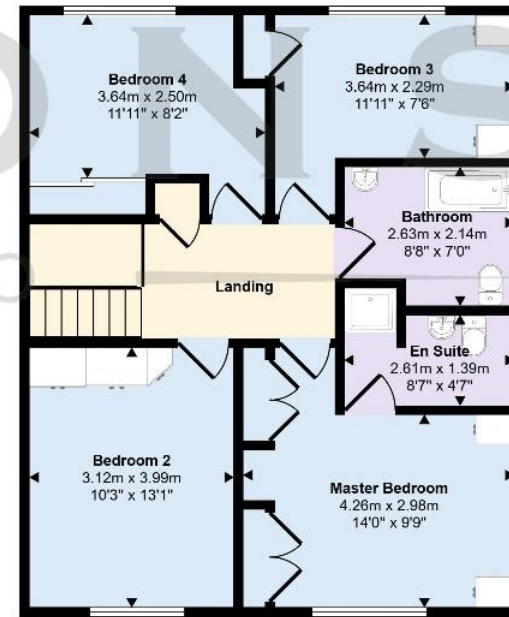
FLOORPLANS



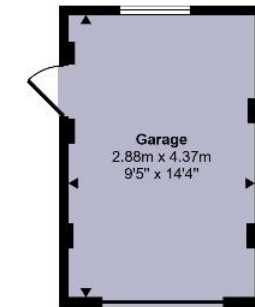
Approx Gross Internal Area
242 sq m / 2605 sq ft



Ground Floor
Approx 161 sq m / 1737 sq ft



First Floor
Approx 68 sq m / 733 sq ft



Garage
Approx 13 sq m / 135 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.

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Messrs, Masons for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.