



# Hannah House

Burwell, Louth

**M A S O N S**  
EST. 1850



# Hannah House

Burwell, Louth  
LN11 8PN



Positioned in the scenic Lincolnshire Wolds, this semi-detached family house requires some modernisation but has great potential, standing on a large plot and having solar panels to the front roof slope. Three bedrooms, wet room, sitting room, hall, dining kitchen, rear utility, breakfast room and conservatory. Detached garage, oil central heating system and double-glazed windows. For sale with no chain.

The property comprises a semi-detached family house which we believe to date back to the 1960s/70's with brick-faced and rendered principal external walls beneath a concrete tiled roof. The original windows have been replaced with uPVC-framed, double-glazed units and heating is by an oil-fired central heating system with a feature open fireplace in the sitting room.

Attached to the main building there is a uPVC-framed conservatory with a breakfast room at the rear and connected to the main accommodation via a rear lobby which has a door to outside, an internal door to the boiler room and a connecting opening to the dining kitchen adjacent.

Lincolnshire Wolds Village  
Semi-detached Family House  
In need of some modernisation  
Positioned on a good-size plot  
Superb views to front and rear  
3 bedroom accommodation  
Oil central heating system

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The entrance is at the front of the house with a step up to a canopy porch. A mahogany style, uPVC part-glazed (double-glazed) front door opens into the **entrance hall**. The hall has the staircase leading up to the first floor with a side screen and hardwood handrail. A door opens into a good size understairs store cupboard within which the electricity meter and consumer unit with MCBs is located. Ceiling light point, smoke alarm, timber wall plaque with equestrian style brass coat hooks and an internal double-glazed window to the conservatory adjacent. A walk-through opening leads into the **sitting room** which is at the front of the house. A large picture double-glazed window on the front elevation presents a lovely view towards the rolling hills of the Wolds. Ceiling light point, two wall light points and an arched wall display alcove with shelving. Feature arched cast iron fireplace with open grate, set into an intricately carved, hardwood pillared surround. Glass fronted corner wall cabinet.





A door from the rear of the hall, opens into the **dining kitchen** which is a good size with two double-glazed windows presenting views across the rear garden, again towards the Wolds and with the hillside church in the distance. Extensive range of units in oak style with mosaic-tiled worksurfaces and splashbacks and these include base cupboards, drawer unit with deep pan drawers, wall cupboards and a glass-fronted display cabinet. Further beech style units with an LPG two-ring hob and double wall cupboard adjacent. Stainless steel, one and a half bowl, single drainer sink unit with mixer tap, Beko free-standing dishwasher, Blomberg free-standing, under-counter refrigerator and space with plumbing for washing machine. The Rayburn range is not in operating condition and needs to be recommissioned by a qualified specialist. Drop-down Clothes-Sheila to the ceiling, two ceiling light points and ceramic-tiled floor. A door opens to a recessed larder cupboard with shelving.











A half stable type door leads from the kitchen into the rear **entrance lobby** which has a white uPVC rear door with an arched, double-glazed pane to outside. There is a storage recess lined in pine to the rear with shelving and a part-glazed door to the conservatory and breakfast room. Internal ledged, braced and framed door from the rear lobby to the boiler room housing the Grant oil-fired central heating boiler and having a ceiling light and pine wall shelving for storage purposes, with free-standing wine rack at the base. Double-glazed side panel by the rear door, a wall alcove, and ceiling light point.



The **breakfast room** has a ceramic-tiled floor which extends through a square, walk-through opening into the conservatory at the front. There is pine panelling to the walls of the breakfast room with a double dimmer switch, wall light point, radiator and a double-glazed window on the side elevation. The **conservatory** is a bright sunny room with double-glazed windows to front and side, double-glazed French doors at the front, an opaque polycarbonate roof and brick-based walls. Wall-mounted heating thermostat, natural brick walls and ceiling light to the ridge. Once again, the front windows enjoy an amazing view across the rolling hills of the Lincolnshire Wolds.





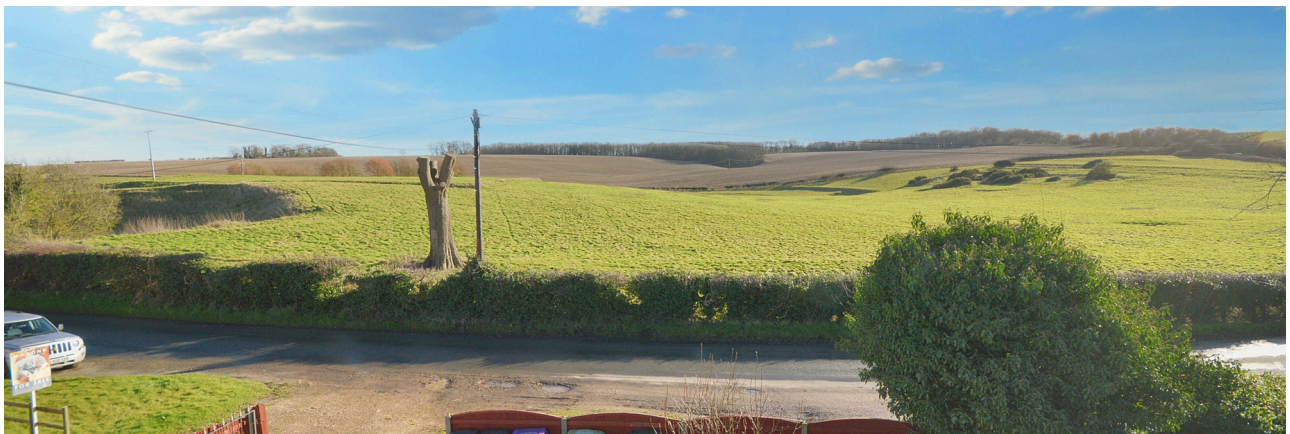
The staircase leads up to the **first-floor landing** with side screen and hardwood handrail extending around the stairwell. There is a double-glazed window on the side elevation, a ceiling light point, a trap access into the roof void and a recessed full-height linen/storage cupboard with slatted shelves to the upper section. Doors lead off to the bedrooms with a sliding, white four-panel door to the wet room.



The **main bedroom** is positioned at the front of the house in order to enjoy the superb panoramic views of the Wolds and this room has a range of bedroom furniture comprising wardrobes, drawers and low bedside cabinets. There is a ceiling light point, a wall-mounted TV, a radiator and bedside safety rail.



The **second bedroom** is positioned at the rear of the house and is a double bedroom with radiator, rear double-glazed window presenting excellent views across the Wolds and two doors to a recessed, built-in wardrobe with clothes rail and cupboard over. There is also a free-standing shower cubicle with mixer unit and handset in this room.







The **third bedroom** is a small, single bedroom at the front of the house, of L-shaped layout with front window enjoying lovely views, as from the main bedroom. There is a radiator and a square opening to a recessed storage area with shelving over the stairs.



The **wet room** is a good size and has a walk-in shower area with floor drain, a Triton T80 electric shower unit with handset and corner shelves. White suite of low-level, dual-flush WC and semi-pedestal suspended wash hand basin with lever mixer tap. Chrome ladder style radiator/towel rail, window to the side and rear elevation and ceramic tile splashbacks extending to full height in the shower area. Ceiling light point.





The property stands back from the lane behind a **front garden** which is laid to lawn, with hedge at one side and timber boundary fencing with concrete reinforcing posts and bases to the opposite side and front. A concrete and gravel **driveway** provides parking space and leads to the concrete sectional detached garage. There is a paved approach to the front entrance with flagstones across and down the side of the lawn, together with a gravel bed, climbing rose and flower bed. Close to the front boundary there is a flowering magnolia tree.

The **detached concrete sectional garage** has an up and over door at the front, a single-glazed side window, consumer unit with MCBs, power point and strip light.

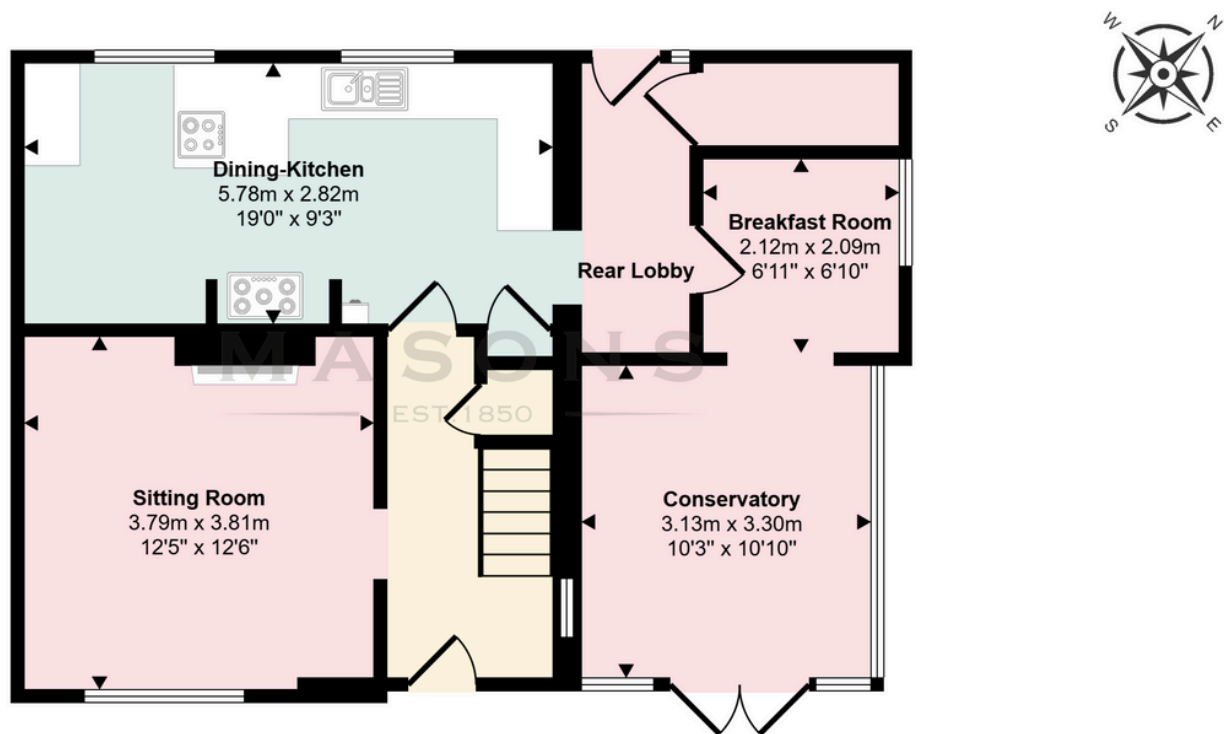
To the rear of the house there is a **large rear garden** which is principally laid to lawn, together with a good size flagstone patio area, a former pond, fruit tree and flowering cherry tree. The garden has fencing to the side and rear but still allows views from here across the rolling fields beyond. Outside water tap to the rear wall of the house and outside light. At the side, there is a good size timber **garden shed** with double doors, together with the modern oil storage tank located to the rear of the garage. Metal fuel bunker adjacent.



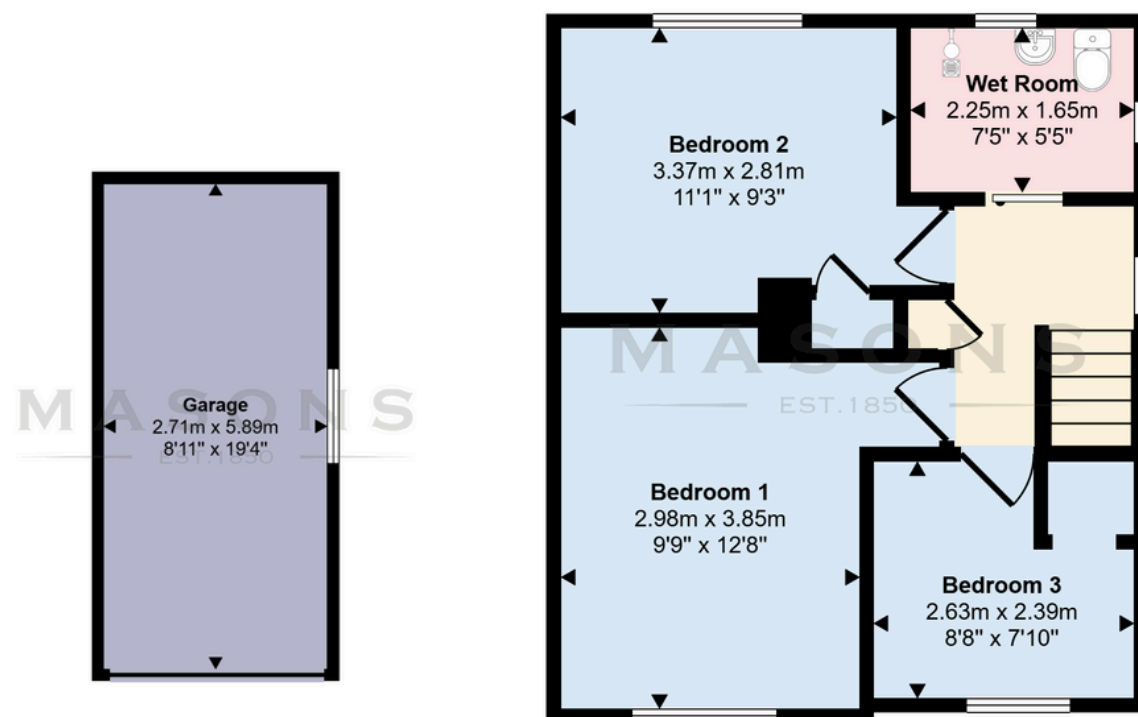








**Ground Floor**  
Approx 62 sq m / 671 sq ft



**Garage**  
Approx 16 sq m / 172 sq ft

**First Floor**  
Approx 39 sq m / 421 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 real items.

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



# Burwell

Well-placed in the Wolds for travelling

Burwell village stands in a scenic area of the Lincolnshire Wolds. There are some lovely country walks and bridleways across the Wolds and the market towns of Louth, Spilsby and Alford provide local facilities while the main business centres are in Lincoln, Grimsby and Boston.

Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles).



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		69 C
55-68	<b>D</b>	60 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band B

### Services Connected

We are advised that the property is connected to mains electricity and water whilst drainage is to a shared private system but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Location

What3words: ///stew.happening.firewall

### Directions

From Louth, take the London Road out of the town and proceed to the roundabout on the outskirts. Take the second exit and follow the A16 road for several miles until you reach the village of Burwell. In the village centre, take the left turn after the Listed octagonal buttercross building and then, after a very short distance the house will be found on the left side.

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.



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