



Saxons

Little Carlton

M A S O N S

— Celebrating 175 Years —

Saxons

Little Carlton
LN11 8HP



A surprisingly spacious detached bungalow

Over 1800 square feet including garage

Superb dining kitchen with range cooker

Gas central heating, uPVC double glazing

Impressive conservatory with glass roof

Owned solar panels and low running cost

2/3 bedrooms, bathroom and shower room

Attractive gardens; block paved driveway

Peaceful village setting; fields to the rear

Positioned in a quiet, typically English country village, this spacious individual detached bungalow has low running costs (see EPC graph), having PV solar panels and a modern gas-fired central heating system. Thought to have been built in the 1990s, the bungalow has brick-faced cavity walls under a concrete-tiled roof with a superb conservatory to the gable, having glazed roof and glazed gable, whilst the windows in the bungalow are uPVC double glazed. The versatile rooms are well-proportioned with a potential three-bedroom arrangement or extended living space and a superb, fitted dining kitchen with an impressive range cooker and an extensive range of modern units in a light, contemporary colour scheme.

The bungalow backs onto open fields and has attractive, mature gardens with a newly added boot room/conservatory to the rear. The present owners also had the carport constructed, adjoining the large integral garage, and the owned solar panels were installed under the Octopus energy system, with battery storage capacity from 5.5 to 6.48 kw. The owners advise that they have £0 per calendar month electricity bills and around £50 per calendar month gas bills for the central heating system.

MOVEWITHMASON.CO.UK
01507 350500



Attractive front entrance with recessed **porch** and hardwood, four-panel front door set into a glazed surround, into the **entrance hall** – L-shaped overall, with a hardwood block floor and white six-panel doors leading off. Three ceiling lights, smoke alarm and the central heating thermostat is in the inner hallway.



The **lounge** is at the front of the bungalow with an oriel bow window and a modern fireplace with an inset gas fire. There are multi-pane, glazed double doors to bedroom three/snug at the rear and double-glazed double French doors opening into the superb **conservatory** which is uPVC double-glazed over base walls with a feature double-glazed tinted roof having blinds to the south elevation and a glazed gable facing the garden. Bi-folding French doors with blinds open onto the patio on the south side.





The **snug, or third bedroom**, is presently used by the owners as an additional sitting area and study space but would make a double bedroom if required, with window overlooking fields on the rear elevation and a further window to the side elevation overlooking the main garden.



The **dining kitchen** is an exceptional feature of this property and fitted with an extensive range of contemporary units finished in pale green tones and comprising base and wall units, to include drawers, deep pan drawers, an integrated dishwasher, integrated 70/30 fridge/freezer and included in the sale is the superb Rangemaster Classic dual fuel range cooker in green and black enamel, with cooker hood, having downlighters over. There are roll-edge textured work surfaces with metro style, ceramic-tiled splash-backs and an acrylic one and a half bowl sink unit with chrome mixer tap. Designer radiator and ceramic-tiled floor extending into a spacious dining area with room to the far corner for an American style fridge freezer. Two windows face the open fields at the rear and a glazed, fifteen-pane door leads through to the rear lobby.

t





The **lobby** has a built-in double store cupboard, a connecting door to the utility room/WC and a rear uPVC part-glazed door to the uPVC-framed and double-glazed **boot room/conservatory** which has a tinted glazed roof, a white vanity wash hand basin over double cupboard and space at the side for tumble-dryer. A double-glazed patio door opens to the outside.

The **utility/cloakroom-WC** is a practical room with double doors to a deep, built-in linen/storage cupboard which has plumbing for an automatic washing machine and linen shelving over, whilst to the rear there is a built-in vanity unit with an inset, white wash hand basin and low-level WC with concealed cistern. Rear wall-mounted Vaillant gas-fired combination central heating boiler installed in 2024. Double doors to a further large built-in store cupboard.





The **master bedroom** is approached from the inner hall and is a good-sized double bedroom with an extensive range of built-in furniture finished in cream and comprising built-in wardrobes arranged in an L-shaped configuration with drawers to the centre section.



There is a bright **ensuite bathroom** with a white suite, comprising a paneled bath with curved end, a corner glazed and ceramic-tiled shower cubicle with thermostatic mixer unit and handset, a built-in vanity unit and inset wash hand basin and low-level WC with concealed cistern. The floor is ceramic-tiled and there is a mirror-fronted cabinet, designer radiator and window on the side elevation.





The **second bedroom** is adjacent to the reception area of the hall and is, again, a good-sized double bedroom fitted with an extensive range of furniture in white, comprising two double wardrobes with a centre dressing table over a double cupboard and high-level double cupboard over; book/display shelves to the side. There is a window to the side elevation overlooking the main approach to the bungalow.



At the far end of the hall is the contemporary family **shower room** which has a larger than average, ceramic-tiled and glazed shower cubicle with thermostatic mixer unit, drench head and handset, a vanity unit with inset wash hand basin and cupboards and drawers beneath, together with tiled splash back and mirror over, whilst opposite is a complementary built-in base unit with drawers at the side of the concealed cistern to the low-level WC, work surface above and tiled splash back. The floor is ceramic tiled and there is a tall designer radiator and window on the side elevation



Outside

The property is approached over a spacious block-paved driveway, which gives access to a large **carport** attached to the **integral garage**. The garage is a superb size with a motorized, remote control up and over door at the front, windows on the front elevation of the bungalow, LED strip lights, power points, trap access with ladder to the roof void, which has boarding for storage purposes, and at the rear of the garage are the storage batteries and control panels for the PV solar panels.

To the front of the car port there is an attractive area of garden with established hedge to the front boundary, ornamental shrubs, a small tree and spring bulbs. A wrought-iron gate opens onto the side path with shrubbery border and a timber garden shed at the side. The path leads round to the rear.

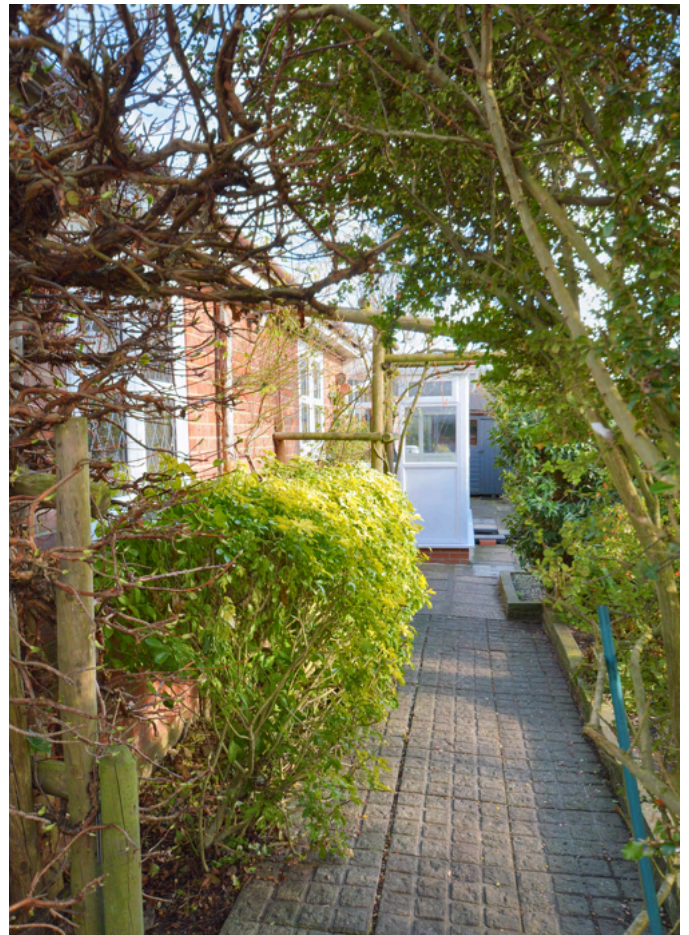




A screen of shrubs and bushes, together with post and rail fencing and a matching hand gate leads from the entrance drive to the main garden at the side of the bungalow. This can also be enjoyed from the conservatory which extends into this area with a flagstone patio on the south side. The garden is private with established hedges around the borders and is laid to lawn with a variety of ornamental trees, shrubs and bushes, including established silver birch trees.

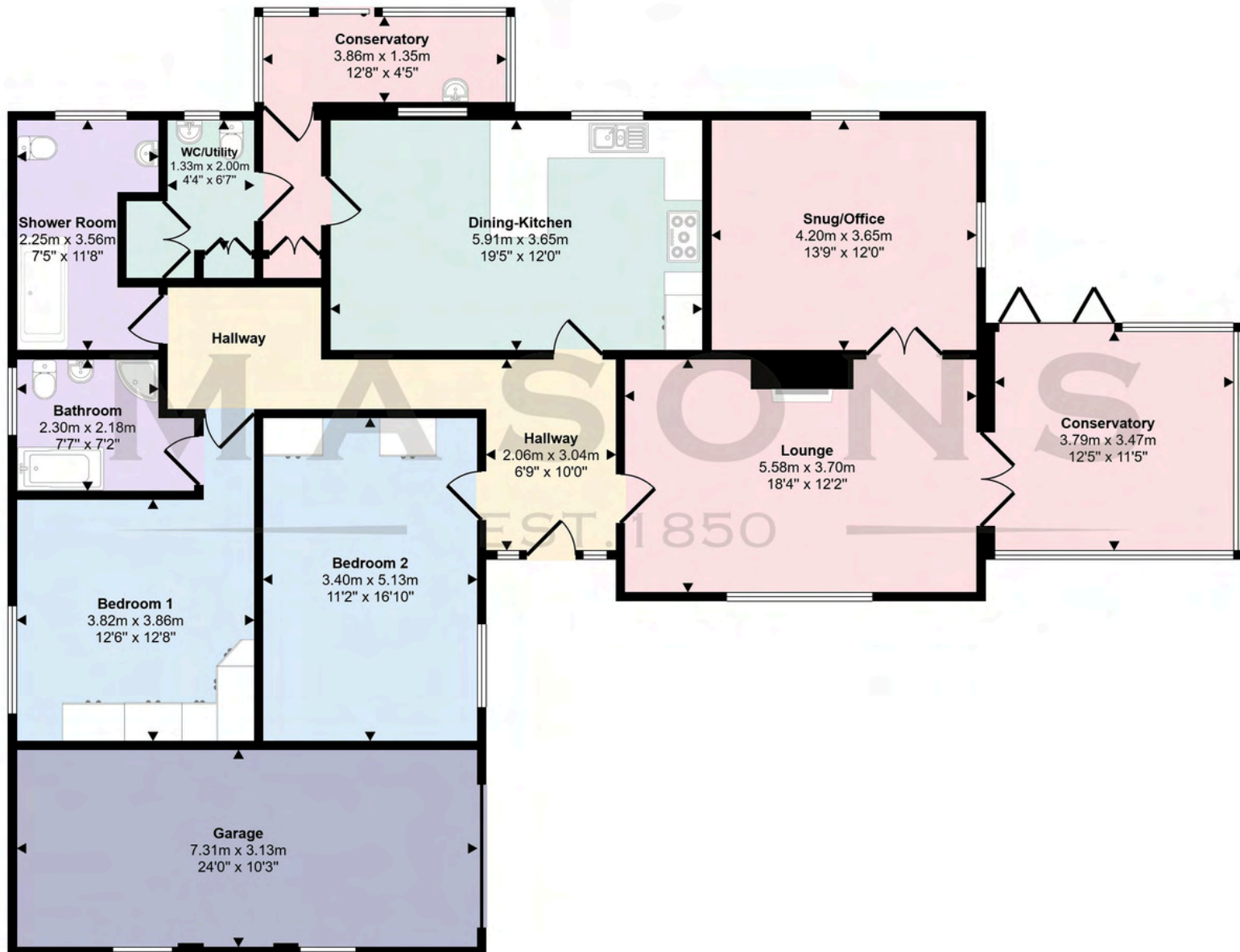


There is a timber-built arbour close to the end of the garden and from the patio, a pathway continues around the rear of the bungalow, through a rustic trellis archway with climbing plants over to the boot room. Beyond, there is an additional timber garden shed and pathway which continues to the wrought iron gate into the front garden.





Approx Gross Internal Area
175 sq m / 1881 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 real items.

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

Little Carlton

Typically English village life

Approximately 6 miles east of Louth and originally an Anglo-Saxon island settlement, Little Carlton was found by research to have once been a High-Status ecclesiastical and trading site and no ordinary village. Comprising a variety of individual country homes, the village had a windmill and watermill, the latter surviving and now Grade 2 Listed. The residents of Little Carlton and neighbouring Great Carlton enjoy a peaceful country lifestyle away from the noise of busy thoroughfares yet just a short drive from amenities. The coastal nature reserves and beaches are just 6 miles away while the Area of Outstanding Beauty – The Lincolnshire Wolds, can be found around 3 miles away on the fringe of Legbourne.



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. The town has 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). Nestled on the edge of the Lincolnshire Wolds, Louth offers easy access to scenic walks and bridleways,



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

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///landowner.laptops.brain

Directions

Proceed away from Louth on the Legbourne Road and at the roundabout, take the second exit along the A157. Follow the road to Legbourne and continue through to the far end of the village. A short distance after leaving Legbourne, take the first left turn signposted to Little Carlton and then follow the country lane. This culminates in the centre of the village and if you turn right, then the driveway to Saxons is immediately on the right.

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.

M A S O N S

EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given 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 Masons Louth 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.

rightmove

zoopla

OnTheMarket

PrimeLocation

equestrianproperty4sale.com

UKLANDand
FARMS.co.uk