



# Hazelmere

Utterby

**M A S O N S**

— Celebrating 175 Years —



# Hazelmere

Utterby  
Louth  
Lincolnshire LN11 0TU



Well maintained detached country bungalow

Superb views over open fields adjacent

Three double bedrooms

Bathroom, separate shower, WC

Rural setting adjoining farmland

Spacious off road parking

Large garage/workshop

Dining-kitchen and utility/breakfast room

uPVC double-glazing, electric heating

Attractive front and rear gardens

Summer house, greenhouse and kennel/aviary

For sale with NO CHAIN

Hazelmere is thought to date back to around 1963/64 and comprises a pre-fabricated bungalow with asbestos cement panelled walls on a timber frame to which a single brick skin was initially added, followed by a second brick skin with cavity during the 1980s and a brick-faced cavity wall extension. The pitched roof structure is covered in concrete tiles and the windows are uPVC double glazed units in white frames. Heating is by electric night store heaters, together with an open fireplace in the lounge. There is a spacious brick-built detached garage/workshop with an attached summer house and within the main garden there is a metal framed greenhouse and an aviary/dog kennel.

The property enjoys an attractive semi-rural location, directly adjacent to open fields, across which there are some lovely views. The driveway affords ample space for off-road parking.

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## Accommodation

The hardwood front door has a small canopy porch on shaped brackets and opens into the **lounge**, a well-proportioned room with a hardwood, pillared fire surround having a cast iron and tiled inset, together with a log-effect electric fire. The open grate can still be used but has been boarded for some time so the flue should be checked.

There is a wide, walk-in bay window on the front elevation, a further wide window to the side elevation with lovely views over the open fields to the east. In the corner, by the front door, is a cupboard within which the electricity meter and consumer unit is located. Above this is a double door cabinet with glazed shelving. The ceiling is coved with an LED ceiling light and there are two night store heaters.







A white 4 panel door leads from the lounge to the **hallway** which is an excellent size in the centre of the bungalow, with complementary cathedral-style 4-panel doors in white, set into dark, wood-stained architraves, leading off to the bedrooms, bathroom, WC and shower room. A further door opens to reveal a deep, walk-in airing cupboard within which the copper hot water cylinder with lagging jacket and immersion heater is located, together with linen shelves, coat hooks and light. A large double trap access and ladder leads to the spacious attic with flooring, lighting and power points - this has been a haven for a model railway enthusiast in the past. A 15-pane glazed door leads to the dining-kitchen.





The **dining kitchen** is an excellent size with a superbly maintained range of built-in kitchen furniture, having oak facings, together with a complementary oak dresser with base cupboards, drawers and glass-fronted display cabinets over.

The kitchen units include base cupboards, a drawer unit with deep pan drawers, a tall, shelved larder cupboard, roll-edge work surfaces with ceramic tile splash-backs and wall cupboards with pelmet lighting at one side. The single drainer stainless steel sink unit has lever taps and is set into the work surface beneath an internal window facing the utility room at the rear. In the corner, there is a night store heater and corner shelf over. The New World electric cooker, finished in red with glazed doors, has two ovens and grill and a four-plate ceramic hob. Also included in the sale is a plumbed Beko full size dishwasher. The floor is partly carpet tiled and ceramic tiled around the kitchen units. There is also a fold-down breakfast table and a recessed wall display shelf unit. A free-standing Beko refrigerator will also be included in the sale. The ceiling is coved with a strip light and there is a window by the dining area presenting more superb views across the open fields adjacent.



A 10-pane glazed door leads to the spacious **utility room** with built in pine double base cupboard and work surface over a twin recess having plumbing and space for washing machine and a Creda tumble dryer adjacent, is included in the sale. The floor is ceramic-tiled with matwell, the ceiling is coved and there are 2 rear windows, side window with field views and a part-glazed (double-glazed) door to the garden.





**Bedroom 1** is a good-sized double bedroom at the front of the bungalow, with a built-in range of two double wardrobes in birch style, and having clothes hanging rails with shelves over. There is a wide window on the front elevation with louvre blinds, an electric night storage heater and the ceiling is coved with a bed switch.



**Bedroom 2** is at the side of the bungalow and a further double bedroom which has been used as a dining room. There is a built-in, roll-edge work surface to the corner, ideal for a computer station or dressing table with a supporting bracket under. This room has a moulded dado rail, coved ceiling, centre light with multiple LEDs and an electric night store heater. Wide window to the side elevation and light dimmer switch.



**Bedroom 3** is positioned at the rear of the bungalow and is a further double bedroom with moulded dado rail, coving to the ceiling and a window with louvre blind on the rear elevation, overlooking the main garden. Heating is by an electric night store heater and there is a bracket to the rear corner for a high-level TV to be mounted.





The **bathroom** is positioned at the rear of the bungalow and has a white suite comprising a panelled bath with two grips set into a tiled surround, a vanity unit with base cupboards, roll-edge surface and an inset Ideal Standard wash hand basin with chrome taps. Above the basin there is a tilting wall mirror with three spotlight fitting above and there is a shaver socket adjacent. The bathroom has a window on the rear elevation and a coved ceiling. Above the bath, there is a display alcove with tiled and glass shelving.



Adjacent, there is a **separate toilet** with a white, low-level WC having dual-flush control and plinth shelf above, together with a rear window. The ceiling is coved with a ceiling light point. To the side, there is a **separate shower** with step up through a glazed screen door into a ceramic-tiled shower cubicle with an electric instant shower unit, handset on wall rail and window to the rear elevation. The ceiling is coved with ceiling light.



## Outside

From Holywell Lane, an entrance bay with block-paved driveway and reconstituted stone walls leads up through complementary pillars and by the front garden before widening to form a spacious parking area at the side of the bungalow and then giving access to the detached garage at the rear.



The neatly kept front garden is arranged as lawn with a variety of established shrubs and bushes set into a front border behind a retaining reconstituted stone wall. There is also a mature tree to one side with dark red foliage and a flower bed with hydrangea and other shrubs. A concrete-paved pathway leads across from the drive to the front door and then continues around the side of the bungalow.



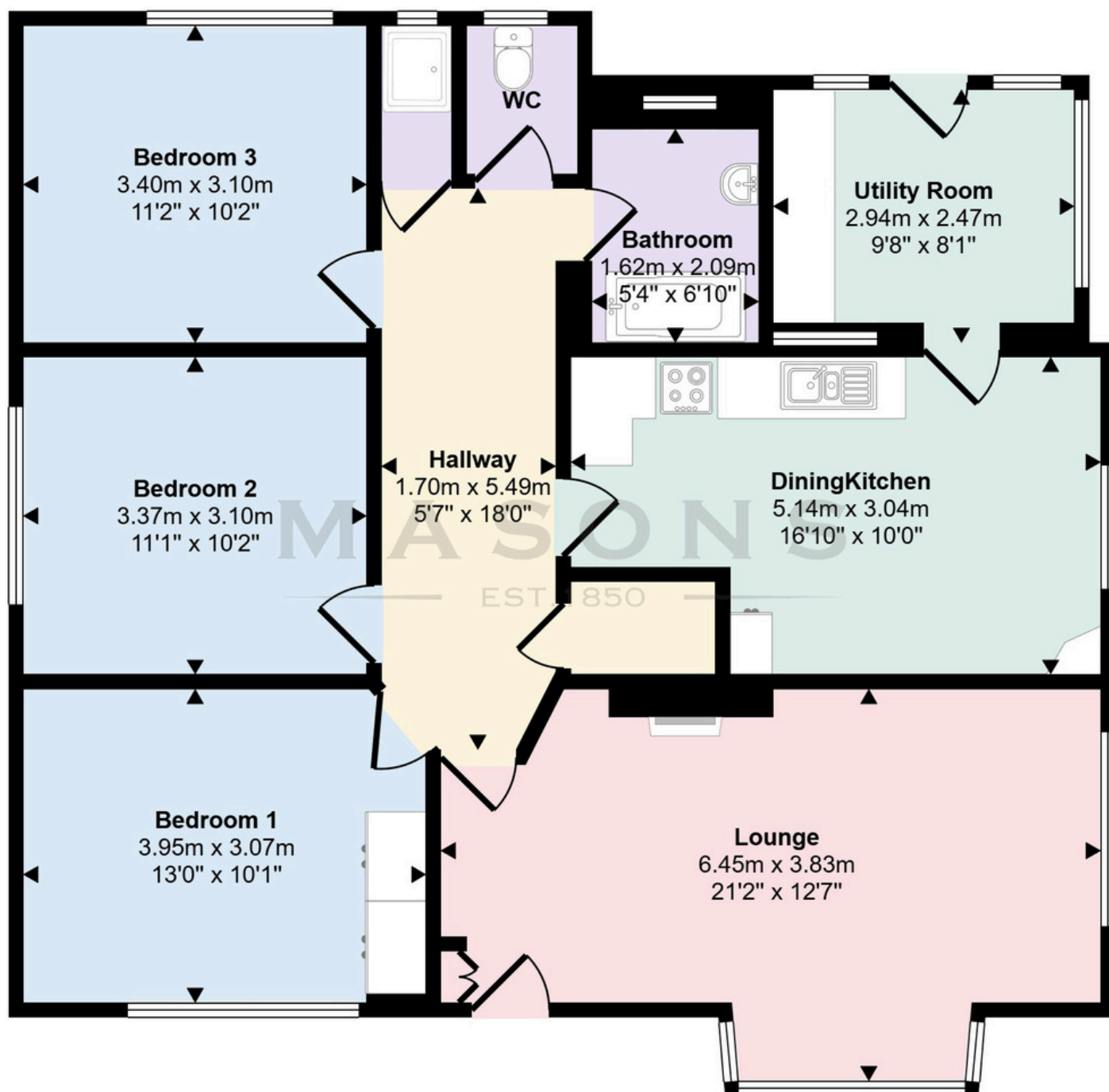
## Rear Garden and Buildings

The rear garden is screened from the drive by a door and shaped, close-boarded fencing on brick wall stretching to the corner of the garage. The garden is laid to lawn with a flagstone patio area, vegetable garden with low fence, trellis and pathway to the metal-framed **greenhouse**. Adjacent to this there is a timber-built **aviary/dog kennel** separated into caged compartments. To the rear of the garden and attached to the garage there is an attractive **summer house** which has been finished in Tudor style internally, with timbered walls, brick to one side, windows to front and side and glazed double doors. The summer house has a power supply with sockets and two ceiling lights to the beamed ceiling.

The large **garage/workshop** is brick-built with piers beneath a concrete-tiled roof and has a remote-control, motorized roller door, a side part-glazed pedestrian door and side window. This wide garage would make an ideal workshop for hobbies or a car enthusiast. In the corner, there is a partitioned **toilet** with white suite of low-level dual-flush WCh) and a bracket wash hand basin with cold water supply, together with a front window above. The garage has strip lights, power points, wall shelving and benches. There is an outside wall light by the side pedestrian door to the garage, an outside water tap nearby, two wall up/downlighters and external power points to the side wall of the bungalow with outside lanterns to the pillars adjoining the driveway entrance and a stone-built bench by the front door.







## Ground Floor

Approx 98 sq m / 1055 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.



# Utterby

A rural village since ancient times

The name Utterby is Danish and the village is thought to date from about 900 AD. There is a vibrant village school, a Parish room by the village green, a number of historic houses and the 14th Century Packhorse Bridge which is believed to have provided access to the church from the former Gilbertine Priory.

The village is approximately four and a half miles from Louth Market town and eleven miles from Grimsby. There is a direct route to the Humberside Airport which is approximately 20 miles away. Church Lane leads out into open countryside along the foot of the Wolds which are designated an Area of Outstanding Natural Beauty.

On the west side of the village is the stone-built church of St Andrew - "Here, across a shady lane, village church and manor house face each other as they have done through many centuries."



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 (26 miles) and Grimsby (16 miles).





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

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band C

### Services Connected

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.

### Tenure

Freehold

### Location

What3words: ///composer.protrude.refills

### Directions

From Louth, take the A16 road north and after passing the village of Fotherby on the by-pass, you will be entering the village of Utterby. Proceed past the first right turning into Ings Lane and then continue until the turning into Holywell Lane is found on the right, a short distance before the bollards. Turn into Holywell Lane and proceed until Hazelmere is found on the left, being the last property before reaching the open fields.

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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