



Claremont

Great Carlton

M A S O N S

— Celebrating 175 Years —

Claremont

Lodge Gardens, Great Carlton,
LN11 8JY



Impressive detached family home

Well-equipped kitchen with modern
integrated appliances

Very private and exclusive setting

Three flexible reception rooms, including a
sunny, south-facing conservatory

No onward chain

3 or 4 bedroom accommodation

Double garage and paved parking

South facing private garden

Claremont is an attractive and spacious detached family home, nestled on an exclusive private road. Beautifully presented throughout, the property boasts light-filled reception rooms and refined decorative touches that add a sense of understated elegance.

Offering flexible accommodation of three or four bedrooms, Claremont is ideal for modern family living. The ground floor features three generous reception rooms, a well-appointed kitchen, utility room, and a study or optional fourth bedroom with an adjoining shower room—perfect for guests or multi-generational living.

Upstairs, the first floor comprises three double bedrooms and two bathrooms, providing ample space and comfort. Outside, the beautifully maintained gardens create a private and tranquil setting, perfect for relaxing or entertaining.

The property dates back to 1997 and was constructed to the highest of standards, benefitting from modern comforts such as oil central heating and double glazed windows. There are shared maintenance responsibilities for the driveway.

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Timber front entrance door into the spacious hallway with staircase leading to first floor. At the side of the hallway is a shower room. The kitchen is positioned to the rear with delightful views over the garden having a good range of fitted base and wall units and two tone colour scheme with high-quality quartz work surfaces, integrated eye level Neff double oven and space and plumbing for dishwasher along with a Bosch induction hob. Utility with door to garden with fitted base units with worktop and sink and space for washing machine.







The dining room leads off the kitchen with double doors into the superb south facing conservatory with patio doors onto the garden enjoying sunny aspect throughout the day with polycarbonate opaque roof panels (recently replaced) and further double glazed doors into the spacious lounge with inglenook fireplace having bricks surround and oak mantelpiece. There is a useful study with connecting door to the shower room making it a versatile space and suitable as a fourth bedroom.



Spacious gallery landing with six panel doors to bedrooms and bathroom large window to front and with airing cupboard housing the water cylinder, loft hatch to roof space. The principal bedroom suite is a very spacious double in size with windows to two aspects having built-in dressing table and wardrobes with a door into the large ensuite shower room having corner shower cubicle, WC and wash handbasin set within fixed cupboards. Bedroom two is also a generous double with window to rear overlooking farm land with fixed dressing table and wardrobe to side. Bedroom three is a double bedroom with built-in wardrobe and window to front. The family bathroom is generously proportioned and has a panelled bath with shower mixer and screen to side, bidet, WC and wash hand basin with cupboards below and frosted glass window to rear along with a heated towel rail.







The property is approached via a shared gravel driveway with two other homes which then leads into the private block paved driveway at the front of the property leading to the double garage which houses the oil fired boiler. Paved path to front door of the property with the garden having planted borders with a further lawned area to right hand side.



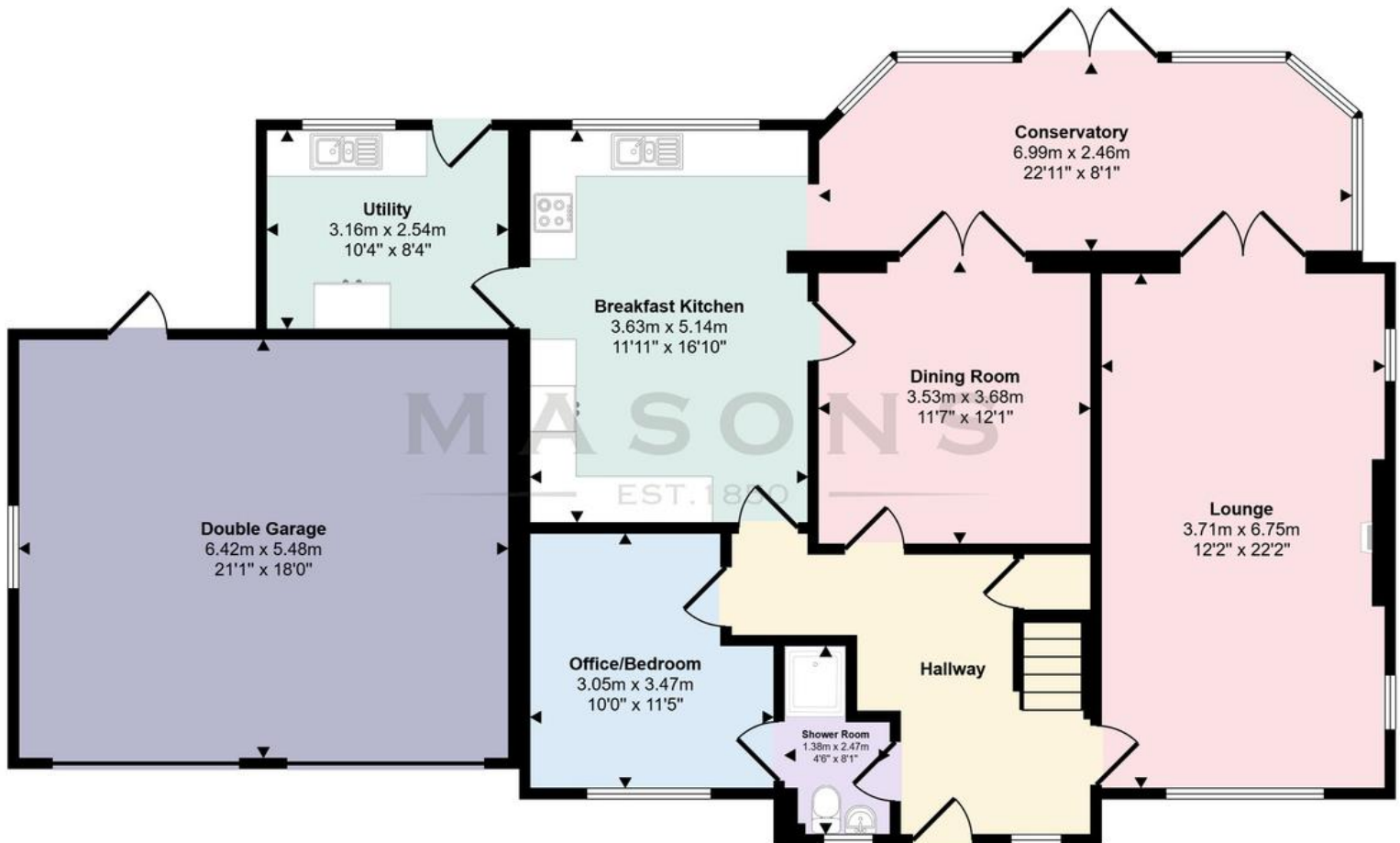
The rear garden is a delightful and private space having a southerly aspect with mature shrubs and trees to rear boundary with paved patio adjacent Conservatory. Further planted borders and timber potting shed to one side.









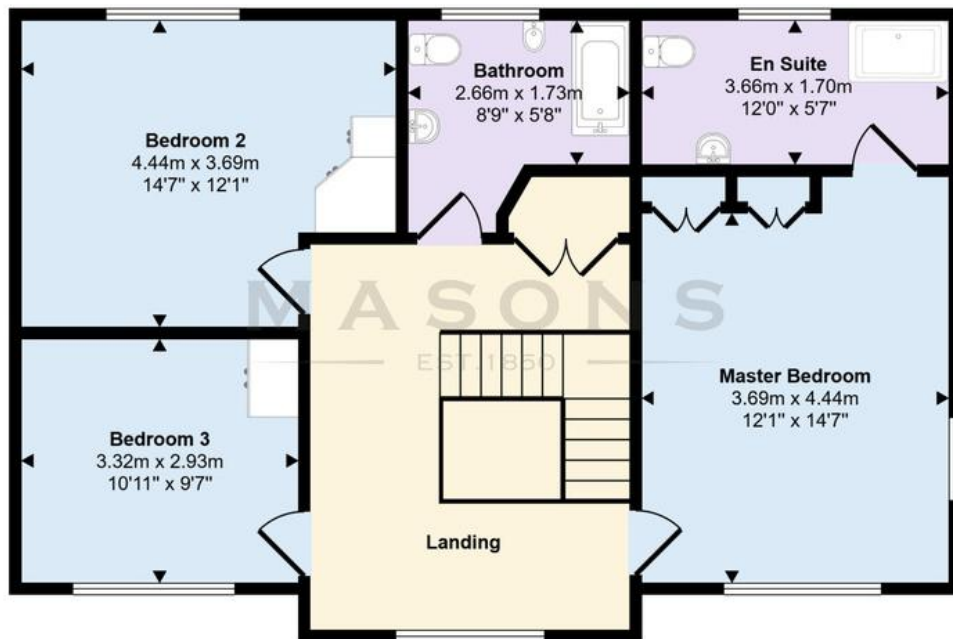


Ground Floor

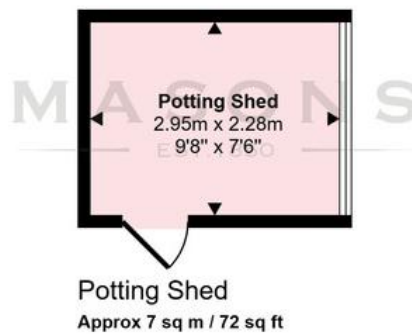
Approx 149 sq m / 1605 sq ft

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.



First Floor
Approx 78 sq m / 837 sq ft



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Great Carlton

A Village with Character and
Community

Claremont enjoys a quiet private and rural setting just a short drive from the popular market town of Louth, (7 miles) which has an excellent range of shops, primary/secondary schools and academies, the King Edward VI grammar school and numerous recreational facilities. Louth has a cinema, theatre, sports and swimming centres, tennis academy, bowls, golf course and the Kenwick Park Leisure and Equestrian Centre on the outskirts. Seven miles to the east is the Lincolnshire coast with nature reserves to north and south, the latter culminating in beaches which stretch for many miles beyond Skegness to Gibraltar Point. Legbourne and South Reston are around three to three and a half miles away, each providing popular public houses with dining facilities. The main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles)



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+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band F

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: ///echo.baseballs.robots

Directions

From the crossroads in the centre of Great Carlton, bear west on main road until the right turning into Lodge Gardens. Follow the drive around to the left and the property will be the second house on your left.

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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EST. 1850

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