



Blacksmith View

Authorpe

M A S O N S
— Celebrating 175 Years —

Blacksmith View

Authorpe, LNI | 8PG



Beautifully renovated 3 bedroom bungalow

High specification

Desirable village setting

Positioned on a generous plot

Kitchen diner opening to lounge

3 double bedrooms and 2 bathrooms

Utility and boot room

Driveway and store room

Spacious gardens with countryside
views to front

Potential for loft conversion subject
to any consents

Renovated to an exceptional standard is this very spacious, three-bedroom detached bungalow positioned in the sleepy village of Authorpe on a generous plot and enjoying wonderful farmland views out to the front. Blacksmith View has undergone extensive refurbishment to provide modern-day living with high-quality fixtures and fittings throughout. The accommodation provides open plan kitchen diner with opening through to the large lounge, plus utility room, entrance lobby, three double bedrooms with master having en suite and dressing room, family bathroom and an external store. Externally, there is extensive driveway parking with lawned front and rear gardens.

The bungalow is of traditional construction and benefits from uPVC doors and windows with an efficient oil-fired central heating system. The bungalow is well positioned back from the road on the larger-than-average plot and enjoys open farmland views to the front, giving a peaceful semi-rural lifestyle. Around four years ago the property was fully refurbished to a very high standard, which included a brand new fitted kitchen along with new bathrooms, utility room, floorings, decoration, etc. There is also a large loft which has potential to convert to provide a master suite with bathroom if required (subject to any consents required)

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The side entrance lobby is a useful reception room, having smart, fitted cupboards and shelving with fitted bench, ideal for shoes and coats. Carpeted floor with a glazed door into a central hallway which is spacious and bright with fitted cupboards. Six-panel doors to principal rooms.



The kitchen diner positioned to the front is fitted out to a very high standard, having a smart range of base and wall units with Shaker-style doors and having quartz work surfaces with matching upstands and inset sink with good range of built-in appliances, including dishwasher and tall larder fridge, along with superb Aga range cooker, which is electric and can be run all year round, and luxury vinyl tiled floor. The space opens up into the generous dining area with patio doors onto the front garden. An opening to the side extends into the very spacious lounge which enjoys a bay window to the front and further side window, creating plenty of natural light, with a corner multi-fuel burner and carpeted floor.







Beyond the kitchen is a smart utility room with fitted base and wall units in Shaker style, with worktop and stainless-steel sink, one cupboard having stacked washer and dryer included, with further cupboard having space to house a tall integrated freezer. Further luxury vinyl tiled flooring.



The master bedroom is a very large double in size, having carpeted floor and with ample space to side for a dressing table. Patio doors lead out onto the rear garden and a door to one side extends into the dressing room with built-in wardrobes, shelves and drawers and having carpeted floor. Off the master bedroom is a beautifully fitted out en suite shower room, having a walk-in corner shower with thermostatic mixer, fitted base units with worktop with integrated sink and cupboards. Low-level WC, illuminated mirror and fully-tiled walls in attractive marble-effect.





Bedroom 2 is positioned to the rear and a further double in size with window overlooking the garden, carpeted floor and loft hatch to roof space, whilst bedroom 3 is also a double bedroom with window to the side and currently set up as a dining room.



The family bathroom is fitted out to a high standard, having base units with integrated worktop and sink, illuminated mirror, low-level WC and a fitted bath with tiling in marble effect to half-height walls.



Outside

The property has well-maintained hedged and fenced boundaries with five-bar gated access, making it safe and secure, with extended concrete driveway and turning area providing parking for multiple vehicles. The driveway leads up to the integrated store having up and over door, lights and electric within, fitted shelving and also housing the Grant oil-fired central heating boiler.

The front garden is laid mainly to lawn and enjoys a patio adjacent the kitchen diner, while the rear garden has high-level hedged and fenced boundaries with a very private setting. Patio adjacent the doors to the master bedroom, some mature bushes to boundaries and oil storage tank behind a fenced screen, along with a lean-to log store.



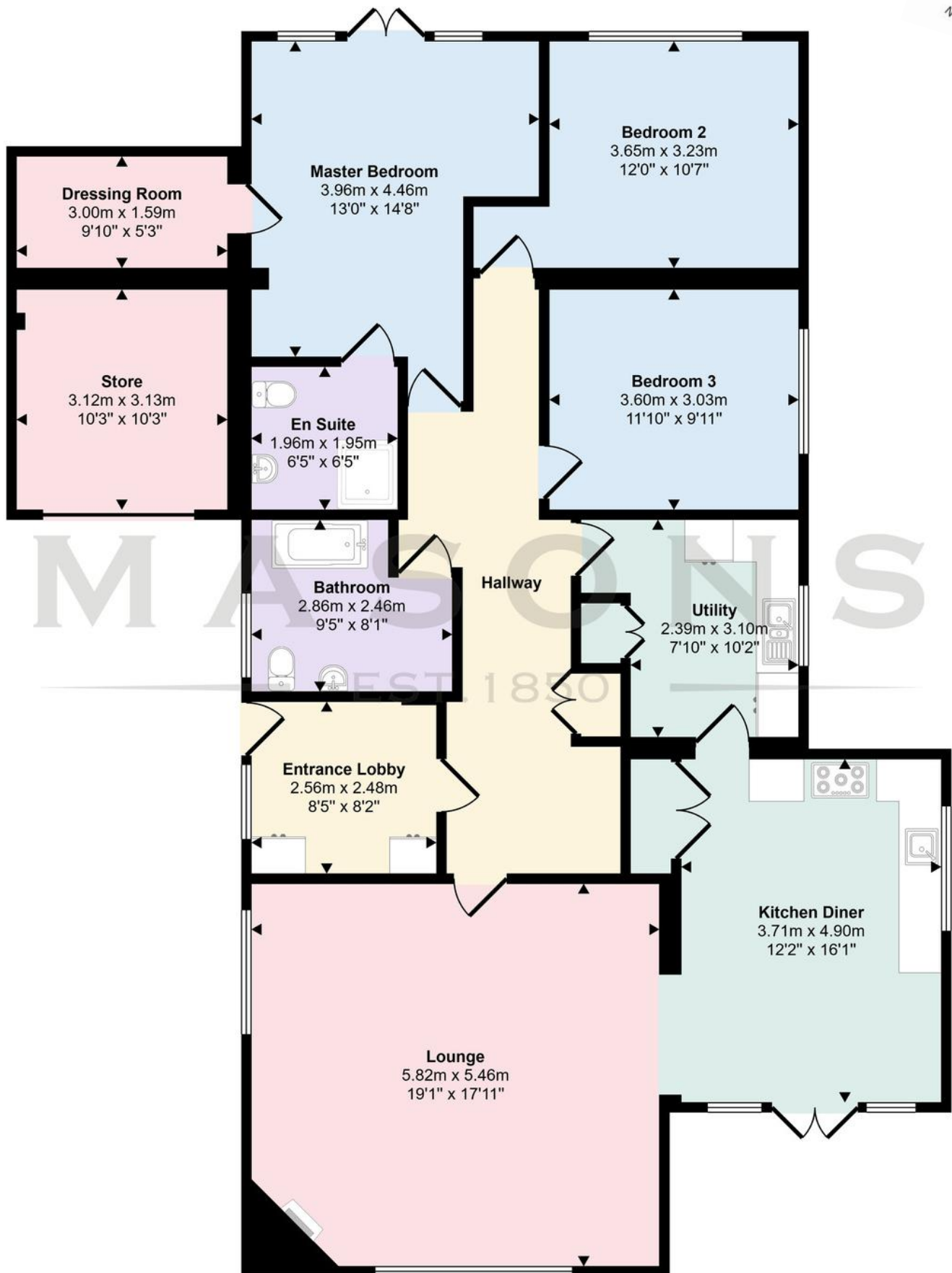








Approx Gross Internal Area
158 sq m / 1698 sq ft



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.

Authorpe

Peaceful country retreat

Authorpe is a sleepy rural village positioned away from main routes in open countryside and just a short distance from the eastern slopes of the Lincolnshire Wolds – an Area of Outstanding Natural Beauty. The village has some fine individual homes and is known for the local Hedgehog Rescue Centre.

Authorpe is about 6 miles to the south-east of Louth, a charming town known as the Capital of the Wolds and known for its thrice weekly markets, a wide variety of independent shops and traders, together with a good range of sporting and recreational facilities.

There are excellent local schools and academies including the King Edward 6th grammar school, and a wealth of local restaurants, bars and cafes with a trend at present towards continental style street cafes. There is a cinema and theatre, golf club, tennis academy, sports centres with a swimming pool and on the outskirts is the Kenwick Park Leisure Centre and Hotel.

The country areas offer many walks and bridleways with the Lincolnshire coast within easy driving distance for open beaches and nature reserves.



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	66 D	
39-54	E		
21-38	F		
1-20	G		

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 private drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///paintings.abode.grounded

Directions

If travelling from the Louth direction, after passing through the village of Muckton, take the left turning at the crossroads signposted Authorpe, proceed down the hill into the village and continue through the centre and the property will be on the right-hand side as you negotiate a right-hand bend.

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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