



Gayton Top | Nr Louth | Lincolnshire

Asking Price: £495,000



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When it comes to
property it must be


lovelle



SUMMARY

- Spacious, Dormer Style Detached House
- Open Countryside Views
- Approximately 2 Acres of Grounds
- Lounge & Dining Room
- Breakfast Kitchen & Utility Room
- Two Ground Floor Bedrooms
- Ground Floor Bathroom
- First Floor Bedroom
- En Suite Shower Room
- Integral Double Garage
- Detached Sectional Garage
- 3 x Large Outbuildings
- Large Workshop
- Viewing Highly Recommended



DESCRIPTION

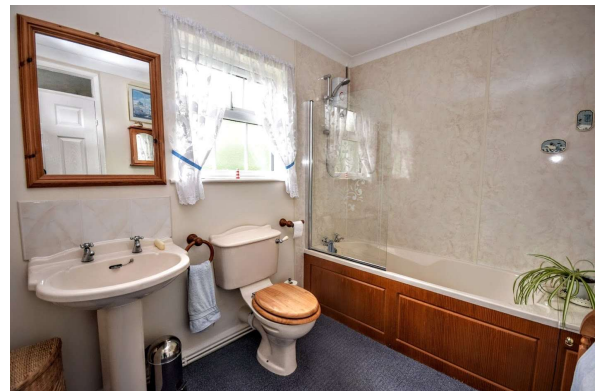
We are delighted to offer for sale this attractive detached property, which sits on approximately 2 acre plot. The property boasts open countryside views and has the benefit of various outbuildings. The property benefits from uPVC double glazing and oil fired central heating system. The well-presented accommodation briefly comprises entrance hall, lounge, dining room, breakfast kitchen, utility room, rear porch, two double ground floor bedrooms and bathroom. The master bedroom is located on the first floor and has an en suite shower room. The grounds are laid to lawn with mature trees and shrubs.

LOCATION

Gayton le Marsh is a village and civil parish in the East Lindsey district of Lincolnshire. The property is located on the A157 between South Reston and Withern. Situated 6 miles south-east from the town of Louth and about 6 miles north from Alford. At the market town of Louth you will find all of the attractions of a busy market town. The town has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture and hairdressers to name a few.

DIRECTIONS

Leave Louth on the Legbourne Road going straight over the roundabout. Continue through the villages of Legbourne and South Reston. On leaving the 30 mph limit in South Reston proceed for approximately 500 yards and the property is located on the left hand side, after the junction that leads to Great Carlton.





PARTICULARS OF SALE

Entrance Hall:

Part glazed uPVC entrance door with matching side panel. Coving to a textured ceiling. Plate rack and radiator.

Lounge:

11'9" x 19'1" (3.58m x 5.82m)

Lovely bright and airy room with triple full length windows to the side and twin windows to the front. The main focal feature of this room is the fire surround with tiled inset and hearth incorporating a cast iron multi fuel burner. Textured and coved ceiling. TV aerial and wall light points. Radiator.

Dining Room:

13' x 12'3" (3.96m x 3.73m)

Bay window to the front. Coving to the ceiling and plate rack to the walls. Radiator. Door leading to the breakfast kitchen.

Breakfast Kitchen:

19'11" x 10'10" (6.07m x 3.3m)

Window to the front and Window and part glazed uPVC door to the rear. Fitted with wall and base units with complementary work surface incorporating 1 1/2 bowl sink unit with mixer tap. Built in double oven, halogen hob and extractor hood above. Plumbing for a dishwasher and integrated fridge freezer. Balustrade and spindle staircase rising to the first floor accommodation. Feature beamed ceiling. Built in cloaks/storage cupboard. Radiator. Door leading to the utility room.

Utility Room:

7'9" x 5'5" (2.36m x 1.65m)

Window to the rear. Fitted with wall and base units with complementary worksurface incorporating 1 1/2 bowl sink unit with mixer tap. Tiling to the splash areas. Plumbing for a washing machine and space for a tumble dryer. Access to a loft space. Radiator and internal door leading to the double garage.

Lean To Rear Porch:

5'10" x 3'1" (1.78m x 0.94m)

uPVC construction with polycarbonate sloped roof and part glazed door leading to the rear garden.

Bedroom Two:



15'9" x 9'10" (4.8m x 3m)

(Ground floor bedroom) Window to the rear. Textured and coved ceiling. Radiator.

Bedroom Three:

12'2" x 9'9" (3.7m x 2.97m)

(Ground floor bedroom) Window to the rear. Textured and coved ceiling. Radiator.

Ground Floor Bathroom:

8'9" x 6'6" (2.67m x 1.98m)

Window to the rear. Fitted with a modern three piece suite comprising panelled bath, electric shower over and glass shower screen. Pedestal wash hand basin and close coupled wc. Electric wall mounted heater and radiator.

Landing:

Access to the master bedroom. Radiator and window to the front boasting open countryside views.

Master Bedroom:**19'5" x 15'8" (5.92m x 4.78m)**

Large vaulted ceiling room with triple aspect windows to the front, side and rear, boasting open countryside views. Two built in wardrobes and radiator. Internal door to the en suite shower room.

En Suite Shower Room:**8'8" x 8'4" (2.64m x 2.54m)**

Window to the rear, with open countryside views. Fitted with a modern three piece suite comprising shower cubicle, Mermaid panelling, mains mixer shower and glass door. Vanity wash hand basin and close coupled wc. Light and shaver socket point. Built in airing cupboard with shelving and radiator. Access to the partially boarded loft space via a pull down loft ladder.

Integral Double Garage:**20'2" x 19'11" (6.15m x 6.07m)**

Electric roller shutter entrance door. Floor standing oil fired central heating boiler. Window and door to the rear. Power and light.

Detached Sectional Garage:**18'1" x 11'10" (5.5m x 3.6m)**

Double timber entrance doors with power and light.

Outbuilding 1:**19'11" x 9'2" (6.07m x 2.8m)**

Brick built single storey building with windows overlooking the rear garden and timber entrance door. Electric storage heater. Power and light.

Outbuilding 2:**32' x 11'4" (9.75m x 3.45m)**

Timber construction with corrugated steel roof and cladding. Power and light.

Outbuilding 3:**32' x 9'7" (9.75m x 2.92m)**

Timber construction with corrugated steel roof and cladding. Power and light. Up and over entrance door.

Large Workshop:**40'11" x 30 (12.47m x 9.14m)**

Corrugated steel construction with 10' roller shutter entrance to the rear and 7' roller shutter to the side. Personnel entrance door. Concrete workshop floor. Power and light.

Outside**Grounds:**

The property is sat on a plot of approximately 2 acres and boasts open countryside views to the front and rear elevations. The front garden is well screened from the road by high level hedging to the perimeter. predominately laid to lawn with shrubs and mature apple tree. Accessed via an extensive driveway providing off road parking for several vehicles and leading to the garage. Gated pedestrian access to the rear garden. The rear garden has a separate access to the side via double timber high level gates. There is hardstanding for a motorhome/caravan. The rear garden houses all of the outbuildings. Predominately laid to lawn with a variety of mature fruit trees including, pear, Victoria plum and apple. Polytunnel and timber garden shed. Outside tap and lighting. There is a further side driveway entrance to the rear paddock. The rear is enclosed by mature hedging to the perimeters.

TENURE

The tenure of this property is Freehold.

SERVICES

Mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services. The property has Oil fired central heating system and a septic tank drainage. There is the necessary certification for the septic tank regulations.

LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

VIEWING

By appointment with the Sole Agent TC Property Louth Ltd., telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. TC Property Louth Ltd., their clients and any joint agents give notice that:-

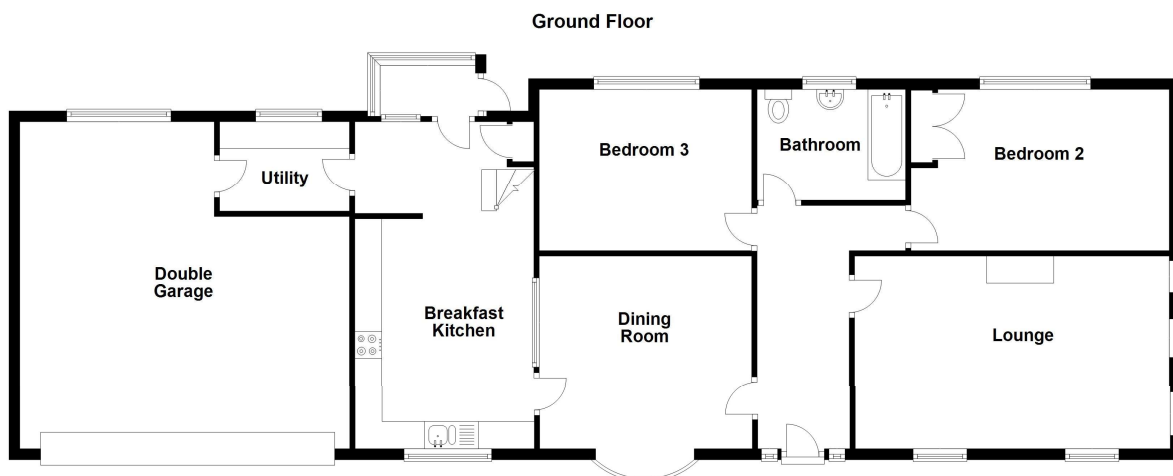
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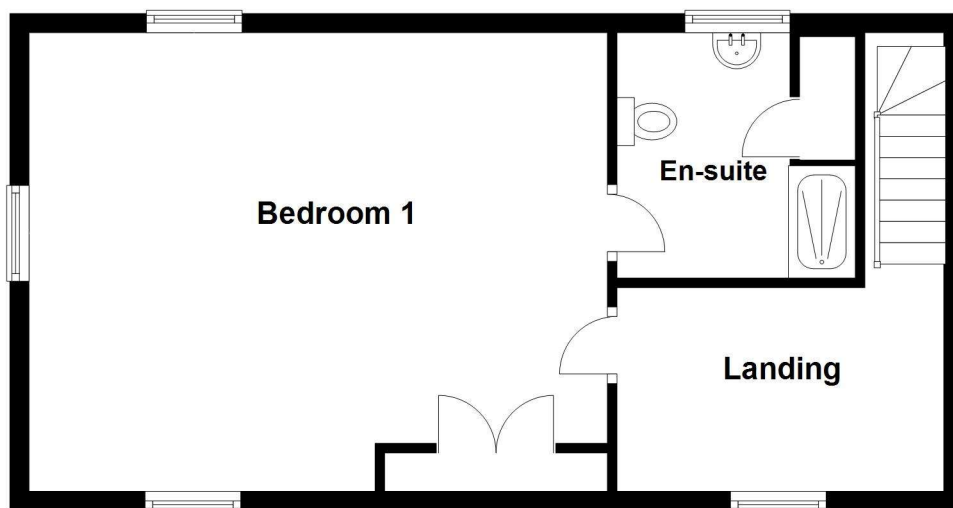
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

FLOOR PLANS



First Floor



Floorplan

Whilst every attempt has been made to ensure the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made Jon Holmes Photography © 2018.

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