

Buy. Sell. Rent. Let.



Engine Lane, Louth



2



2



2

When it comes to
property it must be


lovelle



£259,950



Lovelle Estate Agency are delighted to bring to the market this immaculately presented semi-detached cottage, which is accessed via a private lane and boasts open countryside views to the front. The cottage has been extended over the years and offers superb well-planned accommodation. The accommodation briefly comprises entrance porch and utility, inner hall, ground floor bathroom, dining kitchen, lounge, conservatory, landing, two double bedrooms and contemporary shower room. The outside space is a gardener's delight! detached double garage and driveway. Internal viewing is essential to fully appreciate what this lovely property has to offer.

Key Features

- Beautiful, Extended Semi Detached Cottage
- Private Location with Open Countryside Views
- Lounge with Burner
- Dining Kitchen & Conservatory
- Ground Floor Bathroom & Utility
- Two Double Bedrooms
- Modern First Floor Shower Room
- Beautifully Maintained Gardens
- Detached Double Garage
- EPC rating D
- Tenure: Freehold





Entrance Porch & Utility room

15'1" x 8'1" (4.6m x 2.5m)

Part glazed uPVC entrance door with double glazed windows to the side and rear. The welcoming entrance area has ample space for shoe storage. Open arch leads through to the utility area which has cream shaker style wall and base units with complementary work surface over incorporating a single bowl stainless steel sink unit with mixer tap and drainer. Attractive tiling to the splash areas. Floor standing Worcester oil fired central heating boiler. Wood effect flooring. Plumbing for a washing machine and dryer. Internal door leads through to the inner hall.

Inner Hallway

Staircase rising to the first floor accommodation. Large built in larder/storage cupboard. Internal doors leading to the ground floor bathroom and dining kitchen. Continuation of the wood effect Karndean flooring.

Ground Floor Bathroom

12'1" x 6'0" (3.7m x 1.8m)

Double glazed window to the rear elevation. Fitted with a four piece modern suite comprising panelled bath, pedestal wash hand basin close coupled wc. Enclosed shower cubicle with electric Triton shower. Attractive tiling to dado height. Radiator.

Kitchen

15'0" x 7'1" (4.6m x 2.2m)

Double glazed window to the side elevation. Fitted with light oak wall and base units with complementary work surface incorporating a single bowl stainless steel sink unit with mixer tap. Built in double electric oven, halogen hob and concealed extractor above. Water filtration system. Tiling to the splash areas and recessed lighting. Built in storage cupboard with shelving. Continuation of the wood effect Karndean flooring. Radiator. Internal door leading to the lounge.

Lounge

15'1" x 11'1" (4.6m x 3.4m)

Double glazed bow window to the front elevation. The main focal feature of this lovely room is the inglenook fireplace with wooden mantle incorporating a cast iron burner. TV aerial and satellite point. Wall light points. Decorative beamed ceiling and wood effect laminate flooring. Radiators. French doors opening to the conservatory.

Conservatory

10'1" x 9'1" (3.1m x 2.8m)

Of uPVC and dwarf brick wall construction with superb vaulted ceiling, enjoying views over the garden. Recessed lighting and radiator. Glazed door leading onto the garden. Telephone point.

Landing

Access to the loft space via the loft hatch of which is partially boarded for storage. Doors leading to both bedrooms and the first floor shower room.

Bedroom One

14'6" x 12'0" (4.4m x 3.7m)

Double glazed window to the front elevation enjoying open countryside views. Built in storage consisting of four double wardrobes and storage over head. Coving to the ceiling and radiator.

Bedroom Two

15'0" x 8'1" (4.6m x 2.5m)

Dual aspect room with uPVC windows to the front and side elevation. Coving to the ceiling and radiator.

Shower Room

9'0" x 7'1" (2.8m x 2.2m)

Fabulous modern shower room with double glazed window to the side. Large walk in shower enclosure with glass shower screen and mains rainfall shower and additional handheld attachment. Vanity wash hand basin with two drawers below and LED vanity mirror above. Close coupled WC and recessed lighting. Mermaid panelling to the splash areas and chrome heated towel rail.

Double Garage

15'0" x 19'0" (4.6m x 5.8m)

Brick built double garage with electric garage door to the front elevation. Personnel door leading to the rear garden and window. Several power points and lights. Electric consumer unit.

Outside

The property is located on a good sized plot boasting beautifully maintained front, side and rear gardens.

To the front of the property is an extended driveway which is half tarmacked and half block paved providing ample off road parking for vehicles as well as a caravan/motorhome.

The gardens are predominately laid to lawn with borders that are well stocked with a variety of mature trees, shrub and flower species. A combination of hedging and timber fencing makes up the perimeters. There is a paved sun terrace, an ideal sheltered spot to relax and enjoy. External lighting to the front, side and rear of the property. Outside tap. Oil storage tank.

Tenure

The tenure of this property is Freehold.

Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services. Please note the property is on Oil Fired central heating.

Local Authority

This property falls within the geographical area of East Lindsey Council - 01507 601111. With a council tax band of B.

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





Viewings

By appointment with the Sole Agent Lovelle Estate Agency, 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.

Mortgage Advice

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us. 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 Certificate

A copy of the full Energy Performance Certificate for this property is available upon request. 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 Notes

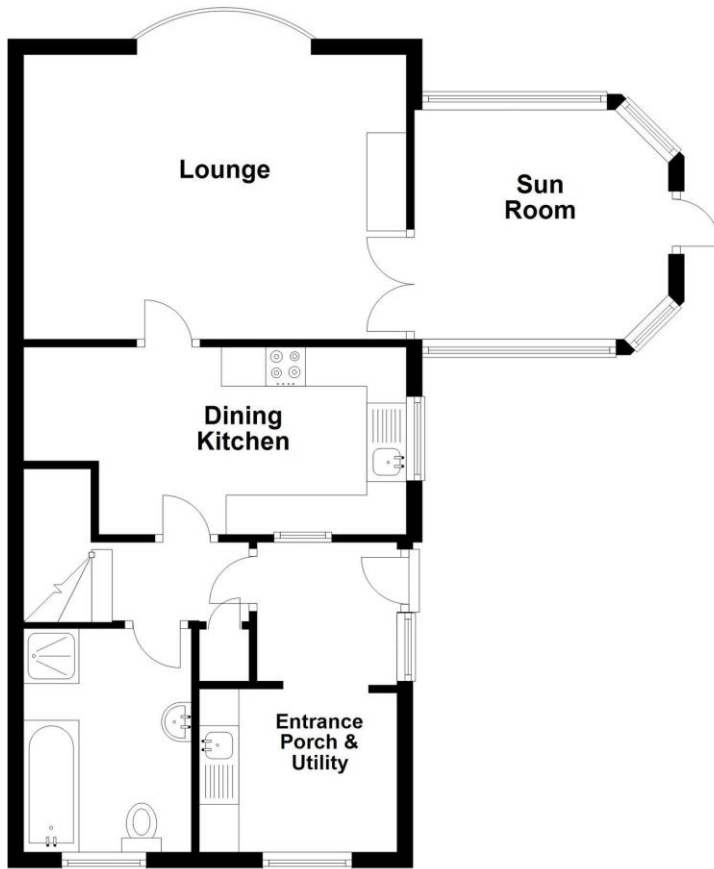
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

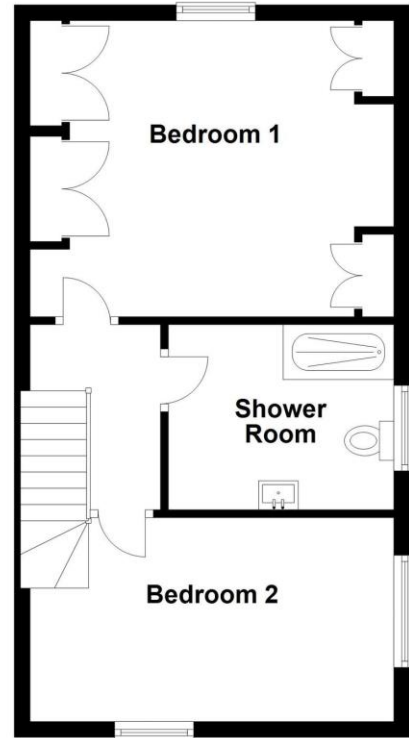
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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

Ground Floor



First Floor



When it comes to **property**
it must be


lovelle

01507 603 366

louth@lovelle.co.uk

