



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Spital Lodge, Spital Hill
Newmarket
Louth
LN11 9JP**

£550,000

Located in this fantastic private and elevated position overlooking the centre of Louth and beyond is this substantial FIVE bedroom detached property which includes within its accommodation a TWO STOREY ANNEXE. Standing in beautifully mature and landscaped gardens, the present owners have upgraded several areas within the internal living space to an exceptional standard. The property boasts generously sized reception rooms, a stunning open plan fitted breakfast kitchen with adjoining utility room and a total of FIVE BATHROOMS across the main house and its annexe, which can be accessed both from the property and its own self contained entrance, providing potential purchasers with fantastic flexibility. The living accommodation is comprised of; Reception hallway, lounge, open plan fitted breakfast kitchen, utility room, inner hallway, two ground floor bedrooms, ground floor bathroom and ground floor shower room, the first floor landing has a large bedroom/ games room and separate shower room. There is also access to the second of the bedrooms to the annexe which can be incorporated into the main house if required. The annexe living accommodation is comprised of Hallway, large kitchen dining room, lounge, upstairs shower room and both double bedrooms with built in wardrobes. Outside, there is a large driveway, decorative pond, patio / BBQ area, two large storage sheds, greenhouse and mature private lawned gardens to the rear.

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Reception Hall/ Family room

23' 9" x 14' 3" (7.25m x 4.336m)

uPVC front entrance door and side panel. Radiator, uPVC window to rear, stairs to first floor. Door to rear to lounge, door to side to fitted kitchen

Fitted breakfast kitchen

23' 3" x 14' 8" (7.09m x 4.48m)

Two uPVC windows to side, stable door to side. Door to front leading to Utility room. Door to rear to Lounge. Superb open plan breakfast kitchen with quartz worktops, central island, space for cooker and american fridge freezer, sink unit. Spotlight ceiling

Utility room

8' 9" x 11' 10" (2.67m x 3.6m)

uPVC windows to front and side, door to side leading to outside. Range of bespoke fitted units incorporating sink unit.

Lounge

14' 5" x 19' 0" (4.4m x 5.8m)

uPVC window to side, uPVC sliding doors to side to outside. Radiator and fireplace

Inner Hallway

10' 7" x 2' 11" (3.23m x 0.9m)

Leading from open plan entrance from reception hall. Leads to both ground floor bedrooms and bathrooms

Ground floor bathroom

6' 1" x 5' 8" (1.85m x 1.72m)

uPVC window to rear. Range of modern fitted units, bath, vanity wash basin with attached w/c. Heated towel rail

Ground floor shower room

5' 4" x 6' 9" (1.63m x 2.07m)

uPVC window to front, large walk in shower, vanity wash basin with attached w/c, heated towel rail

Ground floor bedroom 1

14' 1" x 12' 6" (4.285m x 3.803m)

uPVC bay window to front, radiator

Ground floor bedroom 2

12' 3" x 12' 1" (3.74m x 3.68m)

uPVC window to rear, radiator

First Floor Landing

2' 9" x 12' 0" (0.847m x 3.65m)

Radiator. Access to upstairs bedroom, shower room and annexe bedrooms

Upstairs shower room

7' 9" x 4' 7" (2.35m x 1.39m)

Velux window, walk in shower, built in storage cupboard

Upstairs bedroom/ games room

11' 4" x 18' 3" (3.467m x 5.56m)

uPVC window to rear, radiator

Annexe Kitchen

20' 8" x 13' 11" (6.3m x 4.25m)

uPVC window to side and front, uPVC front entrance door. Range of fitted units incorporating integral oven, gas hob, sink unit. Door to rear leads to Lounge, door to side leads to annexe hallway

Annexe lounge

15' 10" x 12' 9" (4.835m x 3.877m)

uPVC window to side, uPVC sliding doors to side, radiator

Annexe hallway

11' 5" x 7' 5" (3.49m x 2.269m)

Stairs to first floor, door to rear leading to bathroom

Annexe bathroom

8' 4" x 7' 4" (2.54m x 2.24m)

uPVC window to rear, bath, wash basin and low flush w/c

Annexe first floor landing

4' 3" x 9' 2" (1.304m x 2.786m)

Access to both bedrooms and shower room

Annexe shower room

6' 2" x 5' 5" (1.89m x 1.65m)

Shower cubicle, wash basin, w/c, towel rail.

Annexe bedroom 1

11' 4" x 12' 5" (3.45m x 3.79m)

uPVC window to side, built in wardrobe, radiator

Annexe bedroom 2/ main house bedroom 4

11' 4" x 14' 9" (3.46m x 4.5m)

Flexible room which can be accessed from both the annexe and main residence. Built in wardrobes, radiator and 2 velux windows to front and rear

Storage shed 1

8' 8" x 19' 8" (2.65m x 6.00m)

Lockable timber shed/ workshop with light and power

Storage shed 2

8' 8" x 20' 8" (2.65m x 6.3m)

Lockable wooden shed / workshop with light and power

Outside

The front of the property is accessed by a large elevated gravelled driveway. There is a pergola leading to a stocked decorative fish pond, patio area with brick barbecue, two large sheds with light and power, green house, large mature lawned private gardens to the side and rear creating ideal space for families and entertaining.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





OPEN 7 DAYS A WEEK

| | |
|--------------------|---|
| Monday to Thursday | 9am to 5.30pm (Tuesday opening 9.30am) |
| Friday | 9am to 6.00pm |
| Saturday | 9am to 3.00pm |
| Sunday | 11am to 2.00pm (Louth & Immingham closed) |

GROUND FLOOR
204.7 sq.m. (2204 sq.ft.) approx.

1ST FLOOR
70.6 sq.m. (760 sq.ft.) approx.



CROFTS
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LOUTH: 01507 601550

TOTAL FLOOR AREA : 275.3 sq.m. (2963 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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