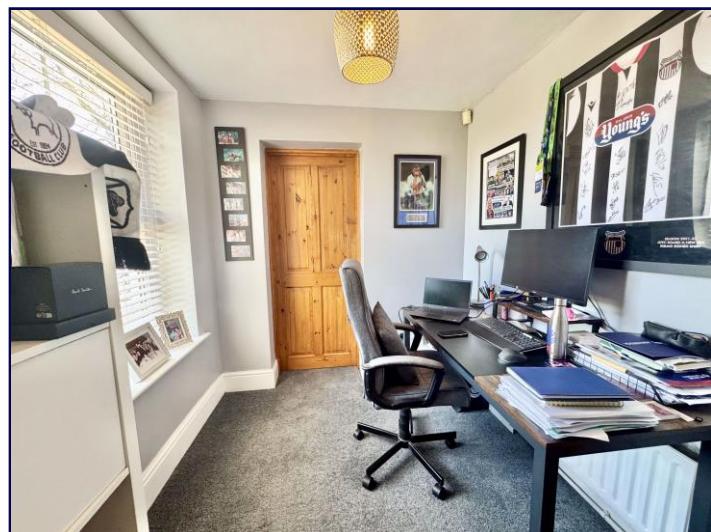




**The Old Police House,  
Main Road  
Utterby  
LN11 0TQ**

**Offers in the Region Of  
£450,000**

The old police house is a highly impressive and substantial FIVE double bedroom detached family residence, located on the fringes of Louth within the sought after commuter village of Utterby. Standing in beautifully maintained and private gardens with views over open countryside to both the front and rear, this flexible family home needs to be seen in person in order to be truly appreciated. Having contemporary, open plan living accommodation, internal viewings are highly recommended and will reveal Entrance hall, lounge, superb open plan kitchen dining and utility space, snug with log burner, study, large principle bedroom with doors leading to outside and served by a luxurious en suite shower room. To the first floor are a further four double bedrooms, along with a cloakroom and large four piece family bathroom suite. Outside, there is extensive parking, attached garage, along with a large private rear garden backing onto open fields complete with garden bar, ideal for al fresco dining and entertaining.



### Entrance Hall

Door to front opens into entrance, with uPVC windows to both sides, radiator, stairs to first floor landing, doors to each side leading to lounge and snug.

### Lounge

16' 11" x 9' 7" (5.144m x 2.931m)  
uPVC windows to front and side, modern flooring . Fireplace, open plan entrance into kitchen dining room.

### Snug

10' 5" x 13' 8" (3.179m x 4.166m)  
uPVC window to front, fireplace housing cast iron log burner. Coving to ceiling. Door to rear leads into utility room. Door to side leads to study.

### Study

6' 7" x 8' 1" (2.002m x 2.471m)  
uPVC window to front, radiator, door to side leads to main bedroom.

### Main bedroom

19' 8" x 11' 9" (6.00m x 3.592m)  
uPVC window to front, Modern uPVC french doors to rear open out into the private rear garden, radiator, coving to ceiling and modern flooring. Door to side leads into en suite.

### En suite shower room

8' 2" x 6' 5" (2.485m x 1.950m)  
Opaque uPVC window to rear, vanity was basin, close coupled w/c, modern walk in shower enclosure. Heated towel rail, part tiled walls. Door to side leads into utility room.

### Utility room

5' 3" x 16' 9" (1.603m x 5.104m)  
Radiator in cover, modern flooring. Fitted units incorporating plumbing for a washing machine, range of built in fitted cupboards. Door to side leads into snug. Under stairs storage cupboard. Modern flooring. Open plan entrance into kitchen dining room.

### Kitchen dining room

6' 10" x 24' 6" (2.090m x 7.479m)  
Two uPVC windows to rear, further uPVC window to side. Open plan entrance into lounge. uPVC double doors to rear open into rear garden. A range of bespoke modern fitted units, incorporating Belfast sink unit with mixer tap, integral dishwasher, induction hob, integral oven and microwave. Spotlights in ceiling, modern flooring, radiator.

### First Floor Landing

30' 10" x 5' 2" (9.407m x 1.58m)  
A long landing area accessed from stairs leading from hallway. Three uPVC windows to rear with stunning open field views. Double built in storage cupboard, two radiator.

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**Bedroom 2**

11' 6" x 10' 11" (3.508m x 3.324m)

uPVC window to front, radiator, modern flooring.

**Bedroom 3**

8' 9" x 8' 11" (2.66m x 2.715m)

uPVC window to front, radiator.

**Bedroom 4**

8' 9" x 13' 9" (2.66m x 4.184m)

uPVC window to front, radiator, modern flooring.

**Bedroom 5**

9' 4" x 13' 6" (2.846m x 4.108m)

uPVC windows to front and side, radiator and modern flooring.

**Cloakroom**

2' 5" x 5' 3" (0.727m x 1.610m)

Opaque uPVC window to rear, close coupled w/c, vanity wash hand basin.

**Family Bathroom**

11' 1" x 7' 9" (3.384m x 2.361m)

uPVC window to rear, large rolltop bath, vanity wash basin and attached close coupled w/c, walk in shower cubicle, heated towel rail and spotlight ceiling.

**Attached garage**

18' 3" x 14' 7" (5.570m x 4.449m)

Roller door to front, personnel access door from rear garden. Full light and power.

**Outside**

The front of the property is accessed from the A16, situated on the right hand side, shortly ahead of the junction for Covenham and Yarburgh travelling towards Louth. A large driveway provides parking for multiple cars, enclosed by tall hedged boundaries. There are stunning open field views opposite. The rear garden is a beautiful open space, excellent for relaxing in or entertaining. Backing onto open fields, creating fantastic privacy, the rear is mostly lawned, with a large decked entertaining area, with mature trees and established borders. There is a garden bar in the grounds with light and power ideal for entertaining guests. Low level fencing and gate to rear leads to the fields behind.



## 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, with exception of drainage which is via a septic tank. 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 D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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)



**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.