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



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.

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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.

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



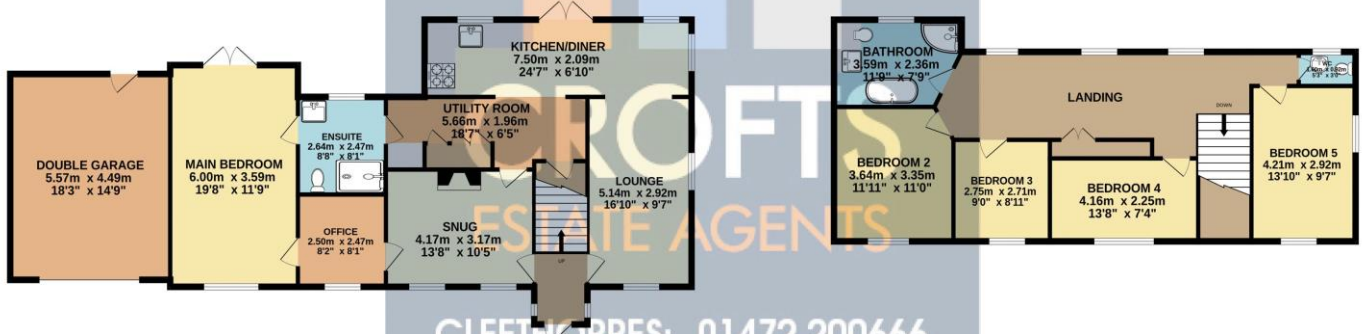


OPEN 7 DAYS A WEEK

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
119.9 sq.m. (1291 sq.ft.) approx.

1ST FLOOR
78.2 sq.m. (842 sq.ft.) approx.



CLEETHORPES: 01472 200666

IMMINGHAM: 01469 564294

LOUNGE: 5.14m x 2.92m

TOTAL FLOOR AREA: 198.2 sq.m. (2133 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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