



## Boggledyke Cottage, 2 Poke Holes

Calcethorpe, Louth, LN11 0RE



Book a Viewing!

**£245,000**

A well-presented semi-detached cottage situated in the Hamlet of Calcethorpe, in the heart of the Lincolnshire Wolds. Surrounded by rolling hills and an open countryside, the property offers a peaceful rural setting, while being conveniently located between Louth and Market Rasen. Set on a generous plot, the cottage benefits from ample parking, a garage, a workshop and a range of useful outbuildings. A summer house with a covered decking area provides an excellent space to enjoy the surroundings. The accommodation comprises a porch leading into a well equipped kitchen, lounge featuring a log burner, dining room with doors opening to the garden and a downstairs WC. The first floor landing gives access to two double bedrooms, both with built-in wardrobes and a bathroom. Well maintained and ready to move into, this property offers an excellent opportunity for those looking for a home in a sought after countryside location. Viewing is essential.





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**SERVICES**

Mains electricity.

Water via a borehole and the filters and pumps are located in the outbuilding to the rear of the property.

Drainage to a shared septic tank with the neighbouring property.

LPG central heating.

**EPC RATING – E.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY** - East Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.





## LOCATION

Calcethorpe is a Hamlet located between the Towns of Louth and Market Rasen. The Hamlet is surrounded by rolling fields and open countryside and is set within the heart of the Lincolnshire Wolds. All your usual shops and amenities can be found in the nearby Town of Louth, whilst Market Rasen also offers a Train Station and Race Course.

## PORCH

With timber external door and access to kitchen.



## KITCHEN

16' 10" x 7' 10" (5.13m x 2.39m) With uPVC double glazed window, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink and drainer, integral oven and four ring ceramic hob with extractor fan over, space for a fridge freezer, plumbing and space for a dishwasher, heated towel rail, gas fired central heating boiler and stairs to the first floor landing.



## LOUNGE

16' 5" x 12' 3" (5m x 3.73m) With uPVC double glazed window, fireplace with log burner, fitted cupboards and radiator.

## DINING ROOM

12' 3" x 12' 0" (3.73m x 3.66m) With uPVC double glazed window and double doors leading to the rear garden and radiator.

## WC

6' 7" x 3' 6" (2.01m x 1.07m) With low level WC and wash hand basin.



## FIRST FLOOR LANDING

With access to roof void.

## BEDROOM 1

13' 6" x 7' 10" (4.11m x 2.39m) With uPVC double glazed window, fitted wardrobe and radiator.





## BEDROOM 2

12' 3" x 8' 1" (3.73m x 2.46m) With uPVC double glazed window, fitted wardrobe and radiator.

## BATHROOM

8' 9" x 7' 3" (2.67m x 2.21m) With uPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below and tiled splash-back, bath with electric shower over and panel board surround, heated towel rail, extractor fan and cupboard space with plumbing and space for a washing machine.



## OUTSIDE

To the front of the property there is a lawned garden and access to the side of the property which, in turn, gives access to the rear.

To the rear of the property there is a lawned garden with surround flower beds and a paved seating area. There are two outbuildings to the side, one having the plumbing, filters and pumps for the borehole water source.

Beyond the rear garden there is a large driveway providing ample off road parking and also giving access to the single garage, shed and workshop.

Beyond the workshop there is a further mature garden which leads to the detached Summer House.

## SUMMER HOUSE

9' 7" x 9' 5" (2.92m x 2.87m) Which is insulated and has double doors, two windows, power points, log burner and a covered decked seating area.







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#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

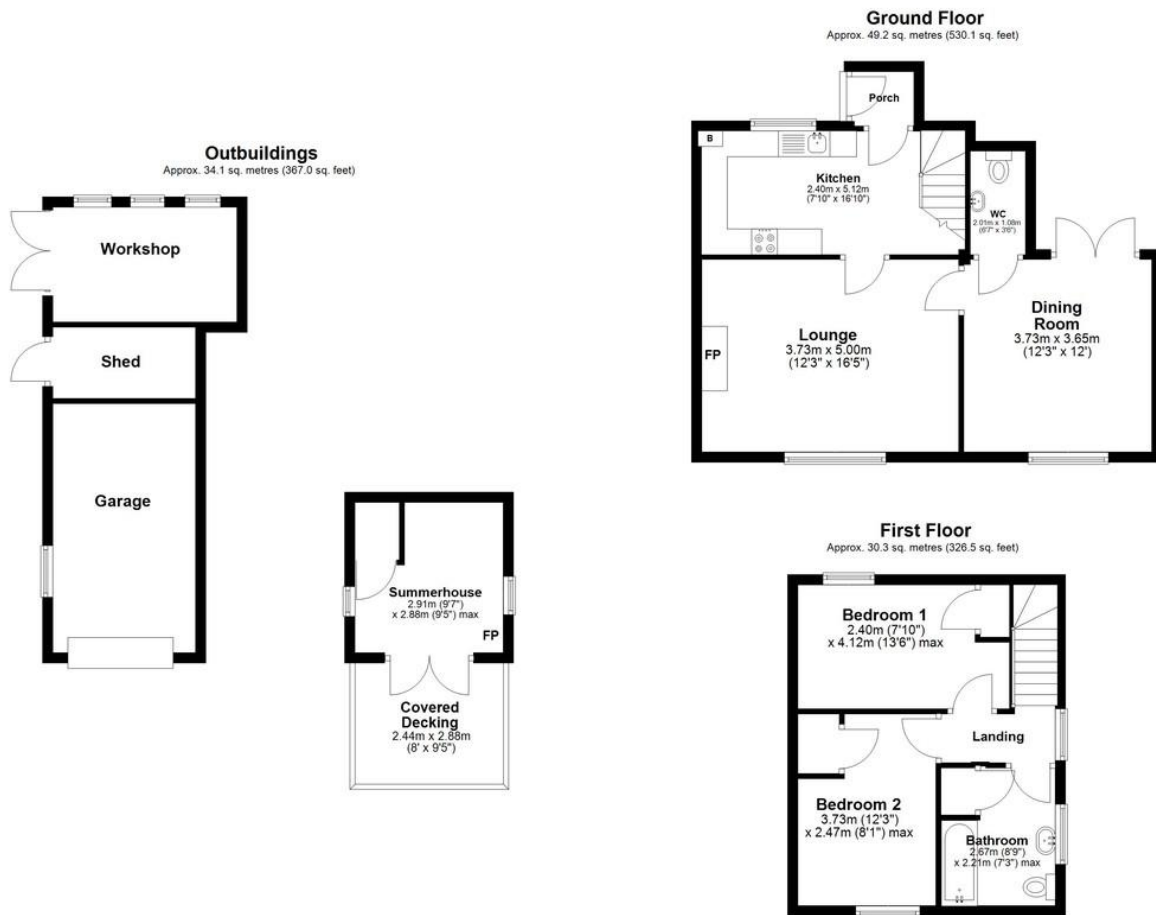
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Total area: approx. 113.7 sq. metres (1223.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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