



CHOICE PROPERTIES

Estate Agents

Melandra Main Road,
Little Carlton, Louth, LN11 8HN

Reduced To £190,000



Choice Properties are delighted to bring to market this charming two bedroom detached bungalow situated on Manby Road located in the peaceful countryside village of Little Carlton. The property benefits from an abundance of workshop/garage space as well as generously sized interior rooms which include a kitchen, living room, dining room, conservatory, family bathroom, and two bedrooms. To the exterior, the property boasts a fully enclosed garden, a gravelled driveway with space for multiple vehicles, and a range of outbuildings. With No Onward Chain, Early Viewing Is Highly Advised. Please note the property is non standard construction.

The property is of non-standard construction and has the additional benefit of gas fired central heating and uPVC double glazing. The generously proportioned internal living accommodation comprises:-

Entrance Hall

4'6 x 1'7

With double opening entrance doors. Power points. Hardwood door leading to hallway.

Hallway

10'4 x 13'2 (to furthest measurement)

Access to loft via loft hatch. Radiator. Power points. Built in storage cupboard housing the consumer unit and meters. Internal doors to bedroom 1, bedroom 2, bathroom, and kitchen.

Kitchen

9'5 x 10'3

Fitted with a range of wall and base units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Four ring electric hob with extractor hood over. Integral oven. Part tiled walls. Power points. Timber internal stable door to conservatory. Internal door to sitting room. Opening to dining room.

Dining Room

14'10 x 9'8

With large window to front aspect. Space for dining room table. Two radiators. Power points.

Living Room

12'5 x 11'8

Well proportioned sitting room fitted with dual aspect uPVC windows. Large uPVC sliding doors to rear garden. Radiator. Power points. Tv aerial point.

Conservatory

18'2 x 10'9

Spacious conservatory with dual aspect uPVC windows. Radiator. Power points. Sliding doors to rear garden. Integral uPVC door to workshop. External timber door leading to driveway.

Bedroom 1

11'9 x 10'3

Double bedroom with a plethora of fitted wardrobe space. Large uPVC window to rear aspect. Radiator. Power points.

Bedroom 2

11'9 x 10'2

Double bedroom with uPVC window to front aspect. Radiator. Power points.

Bathroom

10'4 x 7'5

Fitted with a four piece suite comprising of a panelled bath with part tiled splashback, a fully waterproof panelled shower, a pedestal wash hand basin with single taps, and a push flush WC. Tiled flooring. Frosted uPVC window to rear aspect. Radiator. Storage cupboard with fitted shelving. Extractor. Electric shaver point.

Workshop

13'3 x 24'2

Large workshop space fitted with power and lighting with double opening pedestrian doors to driveway. Consumer unit. 'Alpha' gas combination boiler. Paved brick flooring. Vaulted ceilings. Plumbing for washing machine. Space for multiple fridge freezers. Space for dryer. Large uPVC window to side aspect. Radiator. Power points. Internal timber door to 2nd Workshop.

2nd Workshop

13'5 x 16'1

Fitted with power and lighting. Large window to side aspect.

Garage (Lower Floor)

13'6 x 9'0

With double opening timber garage doors.

Garage (Upper Floor)

13'6 x 9'0

Boarded storage space found above the garage with external stone staircase providing access. Dual aspect windows.

Gardens

To the rear of the property is a fully enclosed laid to lawn garden with fencing and hedgerows to the perimeter. The rear garden is home to a plethora of mature plants, trees, and shrubbery all of which add life and colour to the garden. The garden is also home to a patio area directly behind the property which provides an ideal place for outdoor seating. The rear garden can be accessed via the property or via a side access gate found to the right hand side of the property.

Driveway

Spacious gravelled driveway providing off the road parking for multiple vehicles. EV charging point. Outdoor water tap.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





Floor 0

Approximate total area⁽¹⁾
1558 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Head out of Louth via Legbourne road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road). At the crossroads turn right onto Carlton Road. Continue on Carlton Road for 2km and you will find the property on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

