



Kingslea Louth Road, North Cockerington, LN11 7DY

Asking Price £239,995

Non-Standard Construction TES Property are delighted to bring to the market this spacious detached bungalow occupying a generous plot with open country views, detached garage and ample off road parking. The bungalow has been greatly improved by the current owners and offers well proportioned living accommodation with a lounge and a snug, both with log burners with the conservatory offering spectacular views across open countryside. The property is located in a small village on the outskirts of the popular market town of Louth offering purchasers a rural lifestyle whilst being within easy reach of a wealth of amenities. Viewing is highly recommended.

Entrance Porch

Enter the property through a uPVC part glazed door into to useful porch, with single brick walls and uPVC windows to three sides. There is a ceiling light and a tiled floor. A wooden part glazed door leads to the hall.

Hall

A welcoming hall with a central heating radiator, access to the loft space with a drop down ladder and a cupboard housing the combination boiler.

Lounge Diner 27'07" x 10'04" (8.41m x 3.15m)



A generous lounge diner which could be a great space for entertaining with three dual aspect uPVC windows, two to the front and one to the side. There are two radiators, a log burner resting on a stone hearth offers a focal point and a door leads to the entrance hall.

Kitchen 10'00" x 9'03" (3.05m x 2.82m)



The kitchen is fitted with a comprehensive range of wood effect wall and base units with contrasting worktops and tiled splash backs, there are three useful tall larder units, an integrated fridge, four burner gas hob, a built in double oven and grill and a stainless steel sink with mixer taps. There is a radiator, a uPVC double glazed window with views over the rear garden and the open fields, laminate flooring and a door leads into the lounge diner.

Sitting Room 11'5" x 9'6" (3.48m x 2.90m)



With sliding patio doors into the conservatory, a free standing log burner resting on a stone hearth, there is a central heating radiator and a door leading to the kitchen.

Garden Room 12'02" x 11'09" (3.71m x 3.58m)



A traditional conservatory with dwarf brick wall and uPVC windows to three sides offering wonderful outreaching views onto the rear garden and the open fields beyond. French style patio doors leading onto the rear patio and the roof has secondary insulation. Sliding patio doors lead directly into the snug.

Utility Room 8'11" x 9'01" (2.72m x 2.77m)



A generous size utility room accessed from the side entrance hall provides a great space for additional storage. The space is fitted with modern wall and base units with contrasting wood effect worktops, there is a stainless steel sink with chrome mixer taps, plumbing for a washing machine and space for a fridge freezer. There are dual aspect uPVC windows to the front and rear aspect.

Bedroom 1 11'9" x 10'04" (3.58m x 3.15m)



With a uPVC double glazed window to the front aspect and a central heating radiator. There is also a useful wash basin with a vanity cupboards below.

Bedroom 2 10'04" x 11'08" (3.15m x 3.56m)



Having a central heating radiator, fitted wardrobes to one wall, a uPVC window to the rear overlooking the beautifully landscaped garden.

Family Bathroom 7'1" x 8'08" (2.16m x 2.64m)



The spacious bathroom is fitted with a modern five piece white suite comprising a panelled bath with a separate shower cubicle, a wash basin, W.C and bidet, a heated towel rail and two uPVC frosted windows. There is laminate flooring and mermaid board to the walls for easy maintenance.

Side Entrance Hall 10'02" x 3'00" (3.10m x 0.91m)

The side entrance has two uPVC doors providing direct access from the front of the property to the rear and doors leading to the utility room and the snug.

Front Garden

The vast area to the front of the property is shielded by large mature trees, the area is mainly gravel providing ample off road parking for several vehicles and ample space for an additional caravan.

Rear Garden

The mature and well established rear garden, landscaped

by the current owners offers outreaching views across open fields. There is a timber summer house and a raised deck area. The garden offers a number of patio and seating areas secluded by mature shrubs, trees and flower beds.

Detached Garage

Separate from the house the detached garage is of asbestos construction and has an up and over door and power and lighting.

Solar Panels

The property has the added benefit of solar panels which generate an income of £2000 plus a year, these also have another 12 years left on the high feed tariff.

Services

Mains water and electricity are understood to be connected. LPG gas bottles supply the central heating and the gas cookers. The property is on a septic tank. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Brochure Prepared

January 2025.

Opening Hours

Monday to Friday 9:00am to 5:00pm

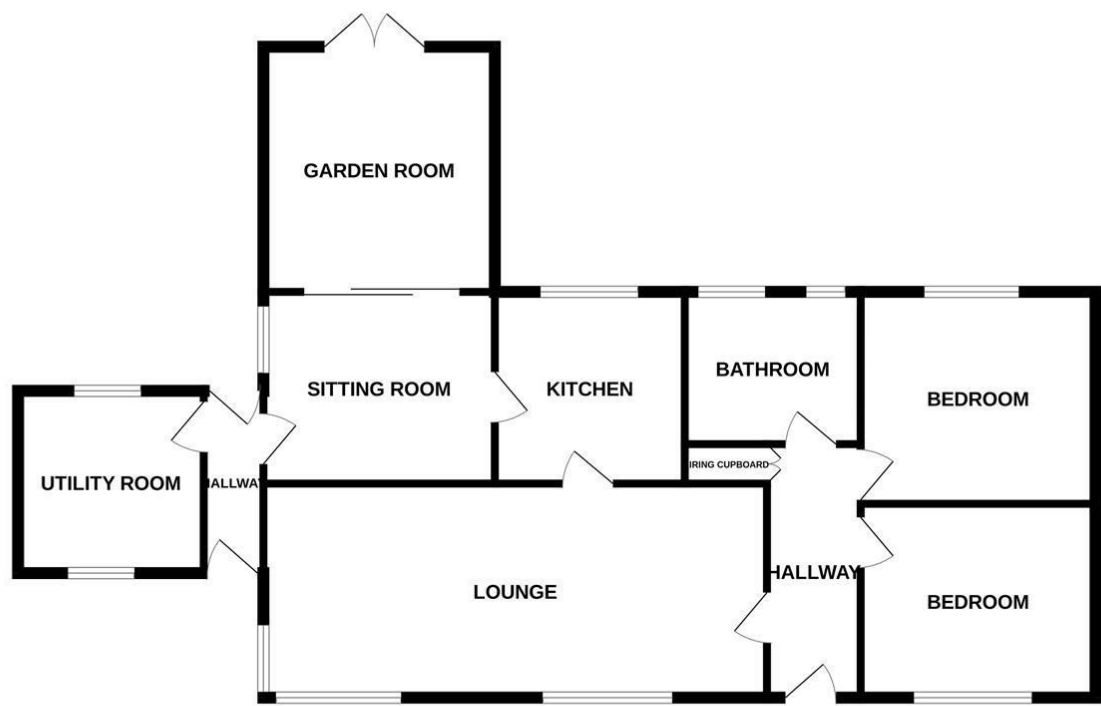
Saturday 9:00am to 1:00pm

Council Tax Band

Band C.

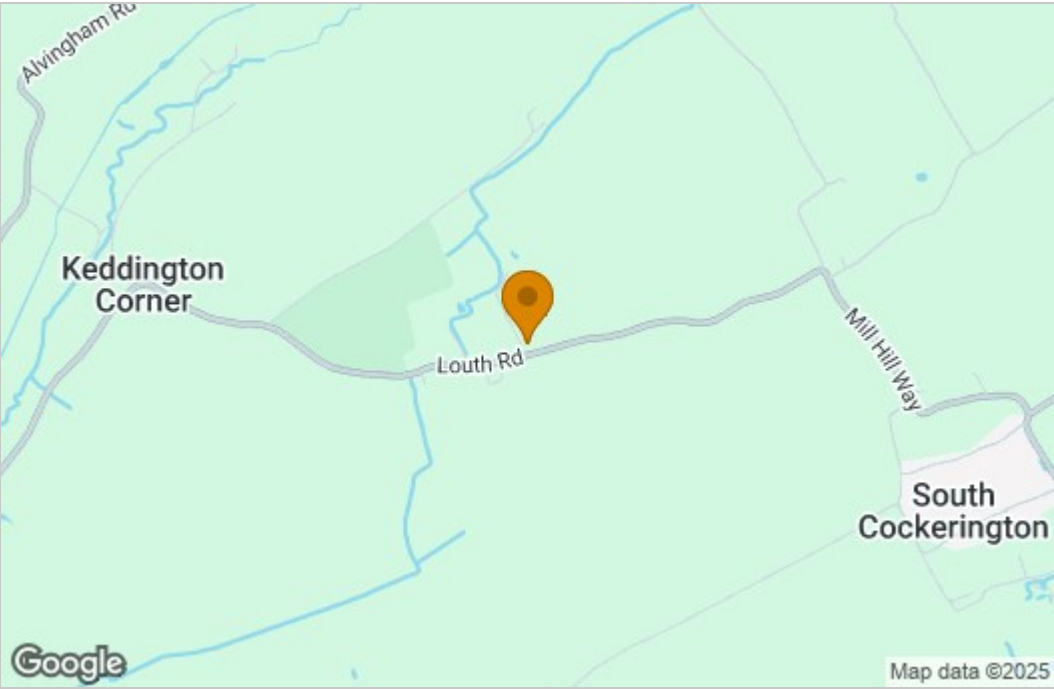
Floor Plan

GROUND FLOOR

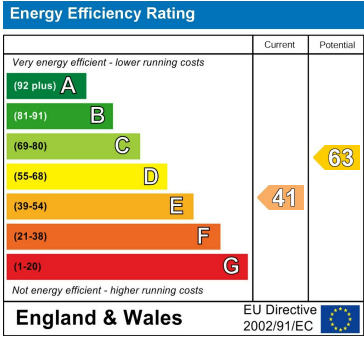


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.