



3 Roberts Meadow Alvingham, Louth, Lincolnshire LN11 0YD

Located in the charming village of Alvingham which is ideally placed for access into the market town of Louth with its excellent facilities including King Edward Grammar School, is this modern barn style FOUR BEDROOM DETACHED FAMILY HOME. No.3 is one of 5 similar properties situated in this exclusive private cul de sac directly off Church Lane with contemporary styled accommodation including: A large entrance lobby, a superb living dining kitchen, laundry/boot room with cloaks/wc, formal lounge and home office/occasional bedroom to the ground floor. To the first floor there are four double bedrooms one with an en suite and a family bathroom. Propane gas central heating system. Double glazing. Double detached garage. Front garden with additional off road parking and a well stocked rear garden including a vegetable garden and enclosed gravelled dog run. OPEN VIEWS TO THE REAR. NO CHAIN.

£499,950

- STUNNING MODERN BARN STYLE DETACHED HOUSE
- EXCLUSIVE CUL DE SAC IN IDYLIC VILLAGE
- OPEN PLAN LIVING DINING KITCHEN
- HOME OFFICE, LAUNDRY ROOM & CLOAKS/WC
- FORMAL LOUNGE
- FOUR BEDROOMS
- FAMILY BATHROOM & EN SUITE SHOWER ROOM
- LPG HEATING & DOUBLE GLAZING
- DOUBLE GARAGE
- NO CHAIN



ENTRANCE TO ROBERT MEADOW



ACCOMMODATION

All measurements are approximate.

GROUND FLOOR

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IMPRESSIVE ENTRANCE

Approached via a substantial composite entrance door which has double glazed over and side lights, this open plan double height entrance hall has an superb oak staircase and balustrade together with a striking quality tiled floor with under floor heating. Open access leads into the living dining kitchen.

MEASUREMENTS

All measurements are approximate.

HOME OFFICE/ BEDROOM 5

10'8" x 8'3" (3.26 x 2.54)

This multi functional room could be used as a home office, playroom or an occasional bedroom and has a double glazed windows to the front and side elevations and natural tiled floor with under floor heating.



LIVING DINING KITCHEN

The heart of this fabulous ground floor is the open plan living dining kitchen which has again a quality with under floor heating, inset spot lights to ceiling and double glazed windows and doors to the front and rear elevations.



LOUNGE/DINING AREA

12'9" x 10'7" (3.90 x 3.24)

Views over the rear garden.



KITCHEN AREA

19'2" x 15'11" (5.85 x 4.86)

The kitchen area is fitted with an abundance of contemporary styled naturally finished base and wall cupboards incorporating quality Miele appliances including a built in microwave, hob with an extractor fan above plus an integrated dishwasher and a fridge freezer. The complete this area is a substantial island unit/breakfast bar which also provides a natural divide between the kitchen and living/dining areas. The contrasting natural black work surfaces are inset with a Franke stainless steel sink which also includes the breakfast bar/island unit. Double glazed window to the front elevation. Heated chrome vertical radiator.



KITCHEN AREA PHOTO



FORMAL LOUNGE

19'1" x 13'10" (5.83 x 4.24)

This spacious formal lounge has a dual aspect with double glazed window to the front and double glazed french doors rear elevation, a striking oak floor with underfloor heating. The focal point of this room is the multi burner standing on a stone hearth and having an oak mantle above.



FORMAL LOUNGE



LAUNDRY/BOOT ROOM

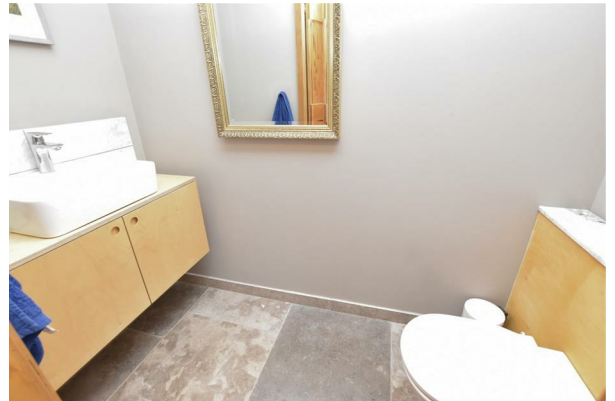
12'10" x 6'7" (3.92 x 2.02)

This useful room is located directly off the kitchen and has a wall of floor to ceiling cupboards which could house a tumble dryer and washing machine together space for further laundry items and the wall mounted boiler. Tiled floor with underfloor heating. Double glazed door leads out onto the rear garden.



CLOAKS/WC

Fitted with similar style units to the kitchen including a wall hung vanity unit and a concealed wc. Tiled floor with underfloor heating. Extractor fan.



FIRST FLOOR

L SHAPED LANDING

A superb L shaped landing has large double glazed windows to the main landing plus further windows to both the front and rear elevations allowing superb views over open countryside to the rear. Oak flooring, two Victorian style radiators.



BEDROOM 1

19'3" x 12'11" (5.87 x 3.94)

Having a dual aspect with double glazed windows to the front and rear elevations, oak flooring and a Victorian style radiator. Access to roof space.



BEDROOM 1

Door leads into the en suite



EN SUITE

7'9" x 5'10" (2.38 x 1.78)

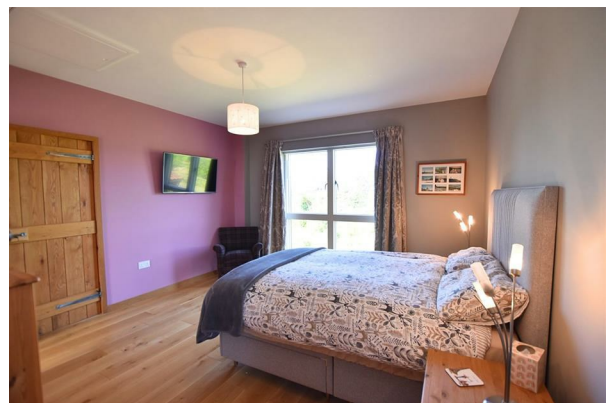
Including a large tiled shower area with a glass screen to the front, a concealed wc and vanity unit with a counter top bowl. Tiled flooring. Inset spot lights to ceiling. Extactor fan. Combined Victorian style radiator and chrome towel rail. Double glazed window.



BEDROOM 2

19'2" x 11'8" (5.86 x 3.56)

Again having a dual aspect with windows to both the front and rear elevation, oak flooring and a Victorian style radiator.



BEDROOM 2



BEDROOM 3 (REAR)

15'0" x 10'11" max (4.59 x 3.34 max)

Double glazed window, oak flooring and radiator.



BEDROOM 4

15'0" x 9'3" (4.59 x 2.82)

Double glazed window, oak flooring and a Victorian style radiator. Double fitted wardrobe.



BEDROOM 4



FAMILY BATHROOM/WC

8'9" x 6'11" (2.69 x 2.12)

Fitted with a suite in white comprising a panelled bath with shower above and having a tiled wall behind the bath area and a vanity unit including a concealed wc, useful cupboards and a counter top sink. Inset spot lights to a partly vaulted ceiling. Double glazed window.



OUTSIDE

DETACHED DOUBLE GARAGE

18'4" x 20'5" (5.59 x 6.23)

Two electric doors to the front plus a personal door to the side. Light and power. Additional storage to the eaves.



THE GARDENS

The property stands at the end of the cul de sac with front and rear gardens, the fore garden has a substantial block paved driveway which continues in front of the house to the garage which is laid to gravel. There is a well stocked border to the front and railway sleepers inset with plants and ornamental shrubs located in front of the main house. The enclosed rear garden is divided into four areas with an area behind the garage housing the LPG tank and a garden shed with a separate enclosed vegetable garden. The main garden has a paved patio area situated close to the house with the remainder lawned which includes well stocked English Country Gardens plants and shrubbery, this area also contains a timber garden store. To the right hand side of this garden is a fenced gravelled area ideal for pets and a washing line.



THE GARDENS



THE GARDENS



THE GARDENS



THE GARDENS



REAR VIEW



LPG TANK & GARDEN SHED



VEGETABLE GARDEN



ENCLOSED GRAVELLED AREA



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold, although there is a management company for the common areas, running of the company etc. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - F

EPC - B

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.