



Kennedy
&co.

High Bridge Road

Alvingham

LN11 0QB

Asking Price Of £299,000

- Four reception rooms
- Three double bedrooms
- Upstairs bathroom
- Downstairs shower room
- Overlooking countryside
- Utility room
- Outbuilding
- Ample parking



A unique and spacious detached property located in a quiet Road overlooking countryside. The property was the former post office and shop opened in 1864. With four reception rooms, three double bedrooms, upstairs bathroom and downstairs shower room and within easy reach of the larger towns. Externally the property benefits from a large outbuilding with potential to provide an annex (STP) and private secluded garden. This property is located in the village of Alvingham that provides a farm shop and village community hall with licensed bar, a short distance to the east coast sandy beaches and only 3 miles to the market town of Louth providing all the amenities required and easy access to the A16.

PARTICULARS

Timber door leading to:

ENTRANCE HALL

Stairs rising to the first floor. Radiator. Timber doors to sitting room, kitchen and:

DINING ROOM

14' 1" into bay x 9' 5" (4.29m x 2.87m) Secondary glazed bay window. Good size space for dinning table and chairs. Fireplace with log burning stove. Built in cupboard with drawers. Radiator.

SITTING ROOM

14' 1" into bay x 11' 11" (4.29m x 3.63m) Secondary glazed bay window, Fireplace with timber mantel and stone hearth. Two radiators.

LOUNGE

17' 3" x 9' 5" (5.26m x 2.87m) Double glazed windows to the front and sides. Radiator. Door to:

KITCHEN

26' 1" x 5' 7" (7.95m x 1.7m) Gallery style kitchen fitted with a range of base and wall mounted units with work top surfaces and stainless-steel sink and drainer. Space for appliances. Built in storage cupboards. Two double glazed windows. Radiator. Door onto side passageway. Door to the lounge, hallway and door to side passageway. Through to:

BREAKFAST AREA

11' 10" x 6' 11" (3.61m x 2.11m) Two double glazed windows. A range of base and wall mounted units. Door leading through to the inner hallway and shower room. Radiator. Wooden stairs leading to the study and storage area.

READING/MUSIC ROOM

9' 9" x 6' 6" (2.97m x 1.98m) Double glazed door to the side. Door to:

GARDEN ROOM

19' 0" x 12' 2" (5.79m x 3.71m) Double glazed window. Patio doors leading to the rear. Vaulted ceiling.

GROUND FLOOR SHOWER ROOM

9' 11" x 6' (3.02m x 1.83m) Obscure double glazed window to the side. Three piece white suite comprising: Double shower cubicle with electric shower, W.C and wash hand basin. Fitted shelving. Radiator.

FIRST FLOOR STUDY/STORAGE AREA

Accessed via the breakfast area, this would make an ideal guest bedroom with dressing room to the side. First area from the timber stairs, 11'10" x 6'1" double glazed window, radiator, currently used as a study. Through to Second area, 11'8" x 5'6" currently used as a storage area.

LANDING

Double glazed window. Doors to all principle rooms.

BEDROOM ONE

12' 2" x 11' 1" (3.71m x 3.38m) Large bedroom with two double glazed windows. Radiator.

BEDROOM TWO

12' 1" x 9' 6" (3.68m x 2.9m) Large bedroom, double glazed window. Radiator.

BEDROOM THREE

12' 0" x 8' 4" (3.66m x 2.54m) Large double room. Double glazed window. Radiator.

BATHROOM

Three piece suite comprising: W.C. Panelled bath and wash hand basin. Obscure double glazed window.. Built in storage cupboard. Radiator. Access to the loft

EXTERNAL

Immediately to the side of the property is a shared driveway with the neighbour. Ample off road parking. A large detached brick garage/outbuilding with power and light. This could be ideal to convert to an annex (STP).

The rear garden is private and secluded, laid to lawn with mature trees and shrubbery. Separate outbuilding next to the garden room housing the central heating boiler.

AGENTS NOTE

The EPC rating has considerably improved as the owners have upgraded with a new boiler, central heating and some double-glazed windows.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

East Lindsey District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F		
1-20	G	13 G	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.