



Brackenborough Road, Louth, LN11 0AD

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EXCLUSIVE



Brackenborough Road, Louth, LN11 0AD

Situated down a quiet private driveway you can find 'Eight Oaks', a substantial detached property which offers stunning wrap around gardens as well as light and well proportioned accommodation throughout!

Briefly comprising of an entrance hall with a ground floor w.c off, a triple aspect lounge with French doors onto the rear gardens, there are a further two reception rooms to the ground floor and a breakfast kitchen with a handy utility room off. To the first floor are four sizeable double bedrooms, all with a range of fitted wardrobes. The principle bedroom offers a modern en-suite bathroom and a walk in wardrobe, in addition there is four piece suite family bathroom.

Externally, there are stunning and sizeable wrap around gardens, with an array of shrub and flower borders which flood the garden with beautiful colours. There is a driveway to the front providing off street parking and access to the double garage. The rear greens offer a range of patio areas, lawns and a further vegetation garden.





ACCOMMODATION

ENTRANCE HALL

With a PVC front door and double glazed side window, radiator.

W.C

Having a close coupled w.c, work marble effect worktops with an inset hand wash basin and single taps, cupboards below and tiled splash backs. Tiled flooring, extractor fan and a radiator.

LOUNGE

6.58m (21' 7") x 3.94m (12' 11")

A light triple aspect lounge with a bow bay window to the front having uPVC double glazing over and a built in seating bench below, French doors to the rear opening onto the gardens. There is a gas fire with an ornate timber surround and marble effect hearth and backing, radiator and double doors opening onto:

DINING ROOM

3.76m (12' 4") x 3.71m (12' 2")

With uPVC French doors onto the gardens and a side window, radiator, door to the hallway.



BREAKFAST KITCHEN

4.88m (16' 0") x 3.81m (12' 6")

A cream painted farmhouse style shaker kitchen with roll top worktops over and contrasting blue tiled splash backs, with a further French dresser style unit having glass fronted cupboards over. There is an inset ceramic sink with a mini sink, drainer and chrome mixer tap over. Space for a range style cooker with an extractor fan over. Integrated dishwasher and fridges Laminate flooring, radiator, space for a fridge freezer, uPVC double glazed window overlooking the rear gardens.

UTILITY ROOM

2.26m (7' 5") x 1.55m (5' 1")

With plumbing for an automatic washing machine and space for a vented tumble dryer, rolltop worktops over, ceramic sink and drainer with a mixer tap, tiled splash backs. A range of fitted cupboards, radiator, uPVC double glazed window to the front and door to the side, laminate flooring.

STUDY

4.09m (13' 5") x 3.28m (10' 9")

With dual aspect uPVC double glazed windows to the front, radiator, internet and telephone points, gas flame fire enclosure on a tiled hearth.



GALLERIED LANDING

A galleried landing with a uPVC double glazed window to the front, airing cupboard housing the hot water cylinder and with shelving.

BEDROOM ONE

4.34m (14' 3") x 3.96m (13' 0")

A light dual aspect principle bedroom with uPVC double glazed windows to the front and side, laminate flooring, radiator. There is a dressing room with laminate flooring, lighting and ample shelving/hanging rails.

ENSUITE BATHROOM

A modern white suite comprising of a corner bath with a central mixer tap, electric shower over, shower curtain rail and being fully tiled. A vanity sink unit with a hand wash basin, mixer tap and drawers below, mirror fronted cupboard over. Close coupled w.c, tiled flooring, radiator, obscured uPVC double glazed window, extractor fan and wall cupboard.

BEDROOM TWO

4.62m (15' 2") x 3.12m (10' 3")

With two single built in wardrobes, uPVC double glazed window overlooking the rear gardens, radiator and loft access.



BEDROOM THREE

4.11m (13' 6") x 3.28m (10' 9")

With a uPVC double glazed window to the side, built in storage cupboard and a radiator.

BEDROOM FOUR

3.56m (11' 8") x 3.33m (10' 11")

With dual aspect uPVC double glazed windows to the front and side, double fitted wardrobe and a radiator.

FAMILY BATHROOM

A sizeable modern bathroom suite comprising of a concealed w.c unit, his and hers vanity sink unit with two hand wash basins and mixer taps, dual mirror fronted cupboards over, corner shower cubicle with an electric shower double sliding shower doors, straight bath with a mixer tap and telephone shower attachment. Fully tiled walls and flooring, obscured uPVC double glazed window, extractor fan and a radiator.



OUTSIDE

FRONT GARDENS

The property is approached down a private driveway and is secured by a five bar timber gate on brick posts. The driveway is laid to tarmac with a turning space and ample off street parking which leads to the double garage. A pathway leads around the property to the front door, there are shaped lawns to the front with borders boasting a variety of inset shrubs and flowers, the lawns extend down the side to the rear gardens.

DOUBLE GARAGE

5.89m (19' 4") x 5.59m (18' 4")

There is a detached brick built garage with a pitched roof, an up and over double door along with an obscured glazed uPVC side door and window providing pedestrian access. Internally there is power and lighting.

REAR GARDENS

The rear gardens are enclosed partly by timber fencing and partly by mature hedging. With shaped lawns, paved patio areas and a range of borders filled with shrubs and flowers. There is a vegetation area to the end of the garden which stands home to three oak trees.



GENERAL

SERVICES

Mains water, drainage and electricity are understood to be connected. 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, we await solicitors confirmation.

VIEWINGS

By prior appointment with Hunters Turner Evans Stevens Louth.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances
- All measurements are approximate.

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Approximate Area = 1968 sq ft / 182.8 sq m

Garage = 354 sq ft / 32.9 sq m

Total = 2322 sq ft / 215.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2022. Produced for Hunters Property Group. REF: 859038

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters

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