CHOICE PROPERTIES

Estate Agents

Tara Top Road, Louth, LN11 8NB

Reduced To £450,000



Choice Properties are delighted to present this well-proportioned home, located in the sought-after village of Little Cawthorpe, offering a peaceful setting while remaining within easy reach of nearby amenities. The property benefits from a gas combi boiler and provides versatile and comfortable accommodation throughout. Externally, it occupies a generous plot extending to approximately 0.25 acres, with well-kept gardens and useful parking, making it an appealing option for a range of buyers.

The Property Ombudsman
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Boasting spacious and well-planned accommodation throughout, this attractive home benefits from a gas combi boiler and briefly comprises:-

Entrance
7'2" x 3'4"
You enter the property through a uPVC entrance door into a separate entrance hall, creating a practical division from the main living accommodation. The space is finished with tiled flooring and leads through an internal door into the remainder of the home.

Hallway
3'4" x 18'6"
The hallway acts as the central spine of the ground floor, providing access to the staircase, dining room, living room, garage, four ground floor bedrooms, bathroom, and w.c. The Ideal gas boiler is neatly housed within a cupboard in this space.

Dining Room
13'6" x 9'8"
The dining room is well proportioned and benefits from a large front-facing window allowing plenty of natural light. Characterful frosted internal windows provide a feature view into the hallway, adding charm and interest to the space.

Living Room
13'9" x 11'9"
The living room is a spacious reception room, featuring a large rear-facing window overlooking the garden, offering a pleasant level of privacy. An gas fireplace provides a central focal point, creating a warm and inviting space. There is a small radiator in here.

Kitchen
13'11" x 12'1"
The spacious kitchen offers an excellent range of worktop space alongside ample wall and base units for storage. Frosted internal glazing allows natural light to filter through into the hallway, while the room also provides space for an integrated hob, extractor fan, oven, and microwave. A sink is positioned beneath a window overlooking the rear garden, complemented by tiled splashbacks behind the sink and hob. The generous layout also offers space for either a dining table or a central island.

Pantry
2'7" x 6'11"
The pantry is directly accessible from the kitchen and offers excellent additional storage space. The room is fully shelved to maximise practicality and benefits from a light.

Bedroom 1
10'10" x 12'10"
Bedroom One is positioned at the front of the property and benefits from a large window, allowing plenty of natural light while maintaining privacy thanks to the mature front hedging. The room also features a radiator and offers ample space for a double bed and additional furniture.

Bedroom 3
13'0" x 8'10"
Bedroom Three is also positioned at the front of the property and benefits from a large window, allowing plenty of natural light. The room features grey carpeting, a radiator, and offers a versatile space suitable for a variety of uses.

Bedroom 4
10'9" x 9'4"
Bedroom Four is positioned at the side of the property and enjoys plenty of natural light from the window. The room benefits from beige carpeting and a radiator, offering a bright and versatile space.

Bedroom 5
9'11" x 9'4"
Bedroom Five is positioned at the rear of the property, enjoying pleasant views over the garden. Despite being the smallest of the five bedrooms, it still offers space for a double bed and additional furniture, and benefits from a radiator.

Bathroom
5'5" x 6'9"
The bathroom comprises a two-piece suite featuring a bath with shower over and a hand wash basin. The room also benefits from a heated towel rail, radiator, and a frosted window providing natural light.

W.C
4'9" x 2'72
The separate w.c. is fitted with a low-level w.c. and benefits from a frosted window, allowing for natural light while maintaining privacy.

Landing
6'5" x 4'6"
The staircase is flooded with natural light from two windows as you ascend to the first floor. Finished with grey carpeting.

Bedroom 2
11'0" x 11'9"
Bedroom Two is the only room positioned on the upper floor and is located at the front of the property. It benefits from attractive views over surrounding fields and includes a radiator.

Reception Room
17'11" x 17'10"
The third reception room is located on the upper floor and is a generous space with dual aspect windows. It features a electric fireplace as a focal point and benefits from a radiator. The room offers a range of potential uses.

Shower Room
4'0" x 8'10"
The shower room features a three-piece suite comprising a walk-in shower, w.c., and hand wash basin. The walls are fully tiled, and the room also benefits from an extractor fan, a small radiator and some built in storage.

Storage Room
5'3" x 10'5"
The storage room is accessed via the shower room and provides ample storage space. It could also be adapted for alternative uses if required. The room also offers access to the loft via a door.

Garage
20'10" x 8'2"
The garage offers ample space and could accommodate a car or be used as storage or a workshop. It benefits from a window and electric sockets.

Driveway
The driveway provides ample off-road parking to the front of the property.

Gardens
The front garden is mainly laid to lawn, with mature shrubs and bushes forming the boundaries, providing a good level of privacy.

The rear garden features a patio area immediately outside the property, with the remainder mainly laid to lawn. The space includes a variety of shrubs and bushes, offering scope to be either low maintenance or ideal for a keen gardener. There is also a useful wooden shed and a glass greenhouse providing additional outdoor storage and growing space.

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

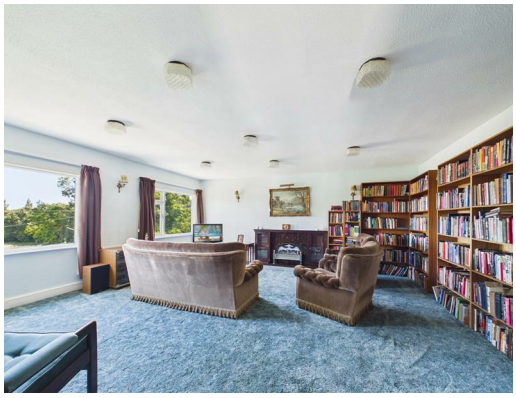
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band F.

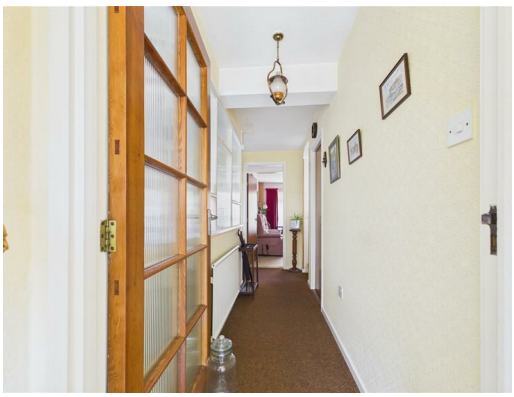
Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

Opening Hours
Monday to Friday 9:00 to 17:00
Saturday 9:00 to 15:00

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.

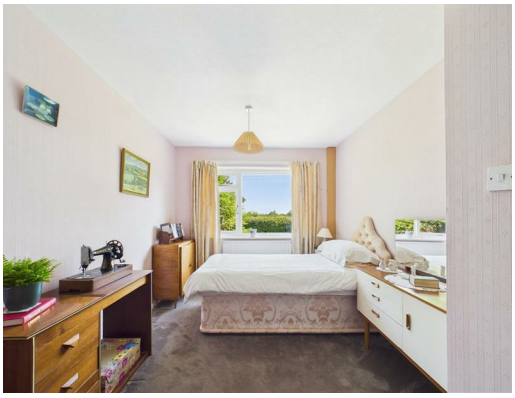










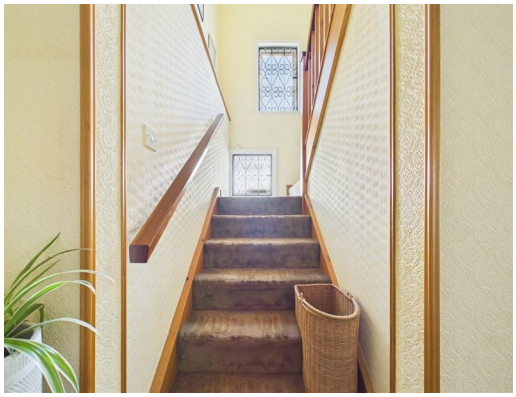




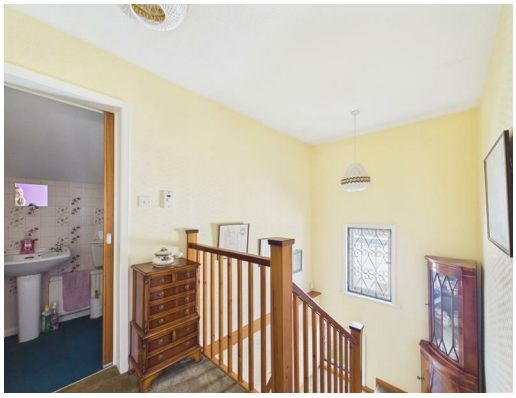
























Floor 0



Floor 1

S W E N

Approximate total area(1)

1950 ft²

Reduced headroom

45 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Please use the postcode LN11 8NB, this will take you to Top Road, Little Cawthorpe. The Property will be on your right.

