



CHOICE PROPERTIES

Estate Agents

Rowes End Pinfold Lane,
Louth, LN11 8FB

Reduced To £315,000



Choice Properties are delighted to bring to market this superbly presented and deceptively extensive four bedroom family home located on Pinfold Lane situated in the ever popular countryside village of Little Cawthorpe. Large windows and abundantly spacious rooms create a bright and airy interior which features a modern kitchen, capacious living room, dining room, utility room, downstairs WC, four bedrooms, and a family bathroom. To the exterior, the property boasts a fully enclosed rear garden and a private gravel driveway. Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the beautifully presented and generously proportioned internal living accommodation comprises:-

Hallway

6'4 x 23'10

With composite entrance door. Oak internal doors to all ground floor rooms. Staircase leading to first floor landing. External uPVC door leading to rear garden. Understairs storage cupboard. Vertical flat panel radiator. Power points. Telephone points.

Living Room

13'10 x 23'11

Spacious living room with dual aspect uPVC windows. Impressive inset fireplace fitted with multi fuel burner with stone hearth, brick surround, and hardwood mantel. Two radiators. Power points. Tv aerial point.

Kitchen

13'0 x 11'1

Contemporary kitchen fitted with a range of gloss wall, base, and drawer units with work surfaces over. One and a half bowl stainless steel sink with chrome mixer tap and drainer. Four ring 'Lamona' gas hob with extractor hood over. Integral oven. Integral 'Lamona' dishwasher. Under counter led lighting. Tiled flooring. Space for fridge freezer. Large uPVC window to rear aspect. Oak internal door to utility. Integral breakfast bar. Power points.

Utility Room

5'4 x 11'1

Fitted with gloss wall and base units with work surfaces over. Tiled flooring. Plumbing for washing machine. Space for dryer. Space for fridge freezer. Large uPVC window to rear aspect. Power points.

Dining Room

11'3 x 12'4

Space for dining room table. Large uPVC window to rear aspect. Oak internal door to kitchen. Consumer unit. Radiator. Power points.

Downstairs WC

2'5 x 5'8

Fitted with a low level wc and a corner wall mounted wash hand basin with single taps. Part tiled walls. Frosted uPVC window to rear aspect.

Landing

15'8 x 12'6 (to furthest measurement)

Internal doors to all first floor rooms. Access to loft via loft hatch with pull down loft ladder. Three large built in storage cupboards with one housing the 'Worcester' gas combi boiler. Power points.

Bedroom 1

12'4 x 10'0

Spacious double bedroom with large uPVC window to front aspect. Radiator. Power points.

Dressing Room

7'3 x 11'2

With ample space for several wardrobes. Built in storage cupboard. uPVC window to front aspect. Power points.

Bedroom 2

13'9 x 13'2

Spacious double bedroom with large uPVC window to rear aspect. Radiator. Power points.

Bedroom 3

9'7 x 11'11

Double bedroom with large uPVC window to front aspect. Power points.

Bedroom 4

7'5 x 11'1

Double bedroom with uPVC window to rear aspect. Wall mounted storage units. Radiator. Power points.

Bathroom

7'7 x 7'10

Fitted with a three piece suite comprising of a panelled bath with chrome waterfall mixer tap and a traditional shower over, pedestal wash hand basin with chrome waterfall mixer tap, and a push flush wc. Part tiled walls. Chrome heated towel rail. Frosted window to rear aspect. Extractor.

Gardens

The property benefits from a fully enclosed south facing rear garden with a mix of fencing and brick walls to the perimeter. The garden is paved, turfed, and decked for ease of maintenance and the decking area provides a ideal space for outdoor seating. The garden further benefits from an additional decking area currently home to a hot tub which has the potential to be included in the sale. The garden also features a garden shed providing further outdoor storage space. The garden is directly accessible via a pedestrian access gate which leads out to the side of the property.

Driveway

Gravel driveway providing off the road parking for up to two vehicles. There is also a EV charger located here.

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 B.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

Opening Hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

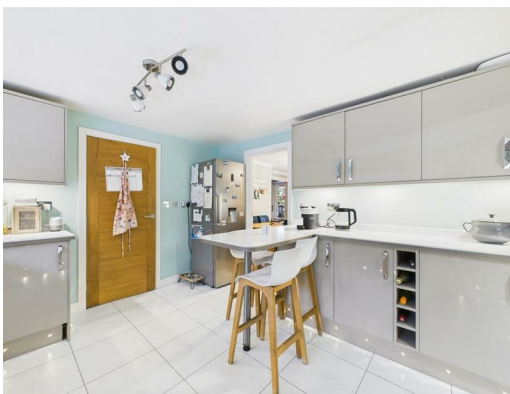
Making An Offer

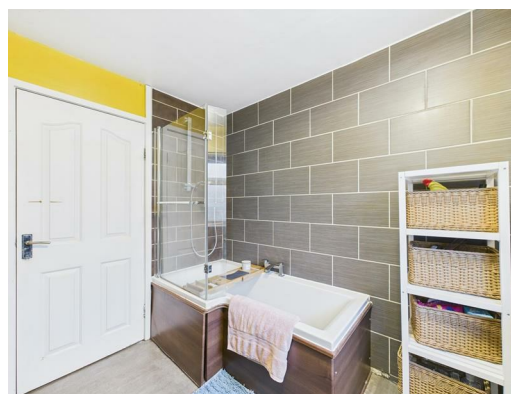
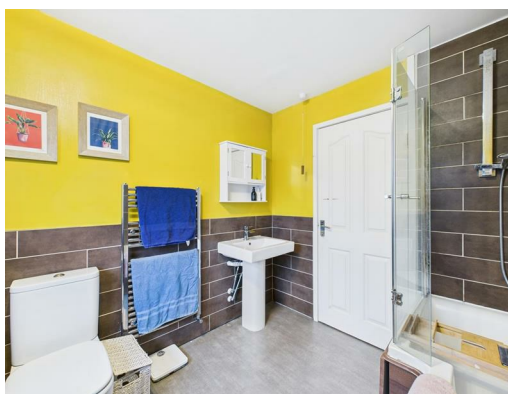
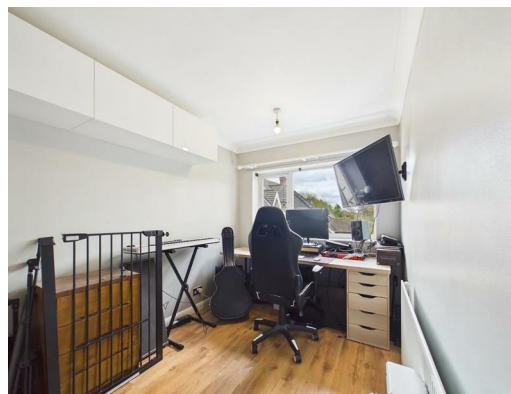
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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. 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

Approximate total area^m
1558 ft²

(1) Excluding balconies and terraces

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

Exit Louth via Legbourne Road, then at the roundabout take the second exit towards Legbourne. Continue for 700m then turn right onto Pinfold Lane. Continue for 750m and follow the road as it sweeps to the right and then the property can be found immediately on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	57		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

