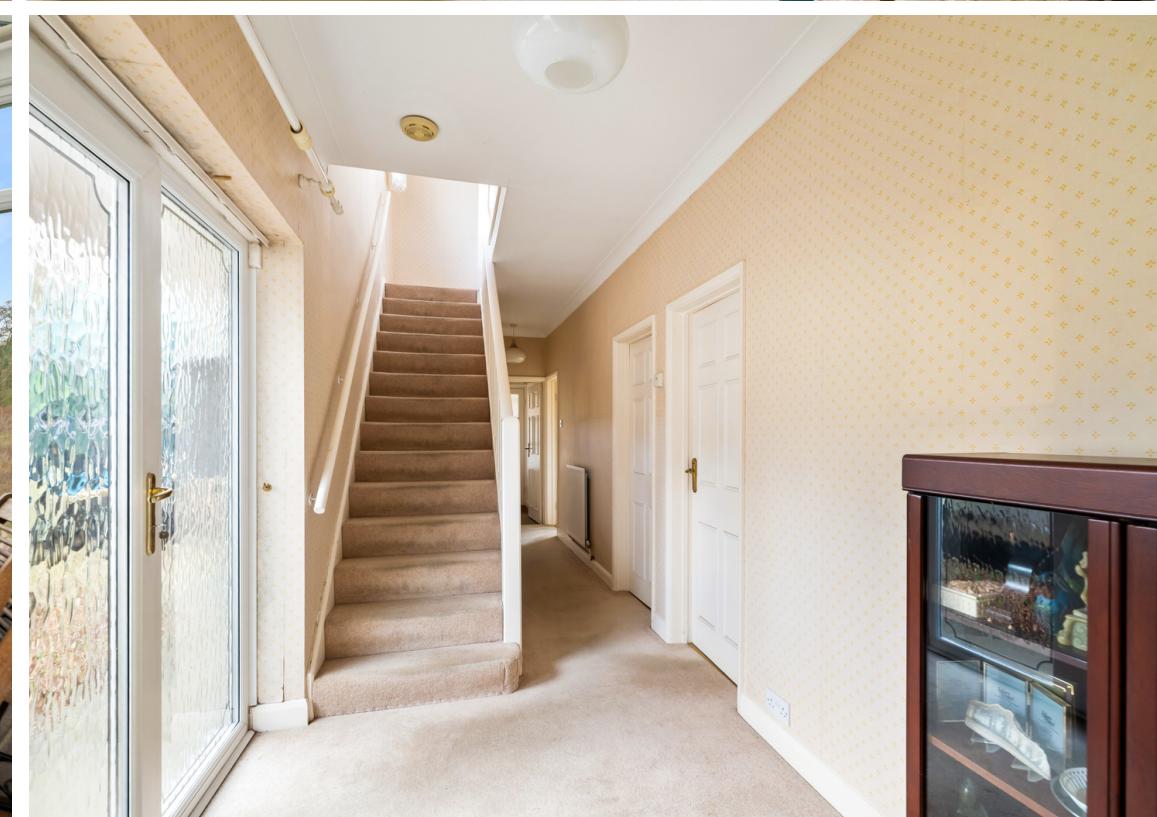




60 St Marys Lane
Louth

BROWN & CO



60 St Marys Lane, Louth, Lincolnshire, LN11 0DT

Tucked away at the end of a quiet lane, this impressive detached family home occupies a generous plot and enjoys breathtaking open countryside views, all while being conveniently close to the centre of Louth and sold with NO ONWARD CHAIN.

Offering approximately 2,400 sq.ft of versatile living space, the accommodation comprises:

Ground Floor: Entrance hall, lounge, conservatory, dining room, study, kitchen, utility room, WC, and pantry.

First Floor: Master bedroom with en-suite, three further bedrooms, and a family bathroom.

Outside: A large driveway provides ample parking and leads to two garages. The extensive gardens wrap around both sides and the rear of the property, perfectly framing the open views.



ACCOMMODATION

Ground Floor

Entrance Hall

Entrance door and double glazed windows to front, stairs rising to first floor, radiator.

Lounge

Double glazed windows to side, door leading to conservatory, radiator.

Conservatory

Double glazed windows to side and rear, entrance door leading to patio, tiled flooring.

Study

Double glazed window and entrance door to rear, radiator.

Dining Room

Double glazed window and French doors to rear, radiator.

Kitchen

Double glazed windows to side and rear, ceramic drainer sink, preparation work tops, base and eye level storage units, integrated gas hob with extractor over, integral oven, space for further appliances, tiled splash backs, radiator.

WC

Double glazed window to front

Utility

Double glazed window to front

Pantry

First Floor

Landing

Double glazed window to front, useful storeroom, loft access, radiator.

Bedroom One

Double glazed window to rear, fitted wardrobes, radiator, door leading to en-suite.

En Suite

Double glazed windows to side, WC, pedestal wash basin, bidet, shower cubicle, radiator.

Bedroom Two

Double glazed window to rear, built in wardrobe, radiator.

Bedroom Three

Double glazed window to rear, built in wardrobe, radiator.

Bedroom Four

Double glazed window to front, built in wardrobe, radiator.

Bathroom

Double glazed window, bath with wall mounted shower unit over and glazed shower screen, WC, pedestal wash basin, radiator.

Outside

The property is approached via a spacious gravel driveway offering ample parking and access to two separate garages. Generous gardens extend to both sides and the rear, enjoying open countryside views. To the rear, a paved patio provides an ideal seating area, with steps leading down to a lawn bordered by decorative shrubs.



TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band F

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast is available at this property with a max download speed of 45 Mbps and an upload speed of 6 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

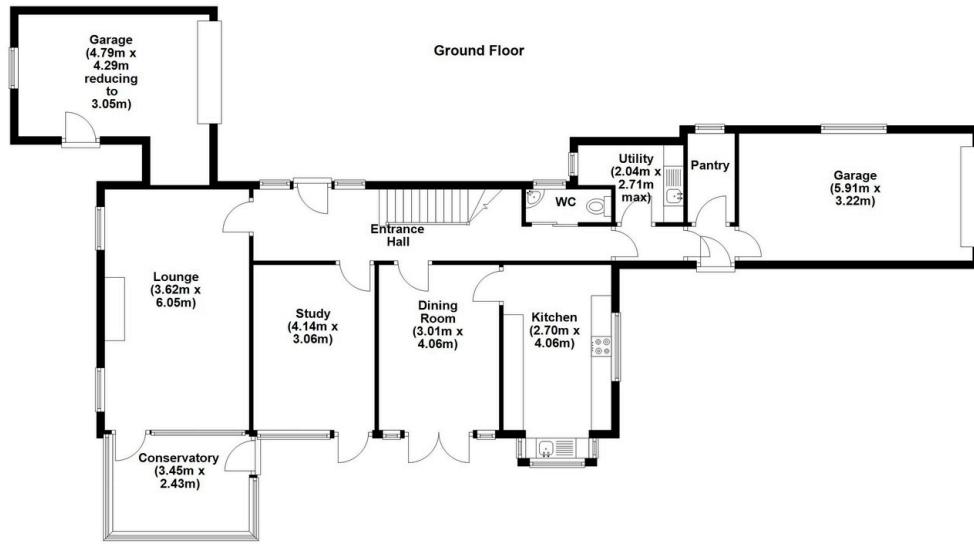
AGENT

James Drabble
01522 504304
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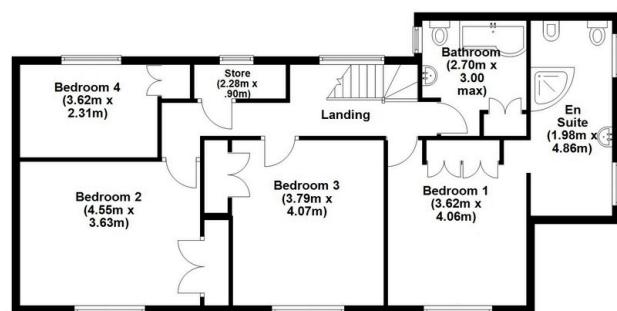








Ground Floor



Total area: approx. 222.9 sq. metres (2399.3 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Energy performance certificate (EPC)

60 St. Mary's Lane LOUTH LN11 0DT	Energy rating C	Valid until: 10 December 2035
Property type Detached house	175 square metres	Certificate number: 3835-5422-4509-0029-7292

Property type
Detached house
Total floor area
175 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

