JOHN TAYLORS
EST. 1859

MAKE THE BEST MOVE







£440,000

A spacious detached bungalow offering flexible ground and first floor accommodation in a delightful location with panoramic parkland views. Featuring an attractive large garden, ample off-street parking, a garage, a long carport, and an easy commute to Louth, this versatile property is offered to the market with the benefit of no onward chain. EPC rating D.

Woodlands, Church Lane, South Elkington

Louth, LN11 0SA.

Council Tax D

Woodlands, Church Lane, South Elkington, Louth, LN11 0SA











Nestled in a highly desirable and delightful location, this spacious detached bungalow offers an exceptional blend of flexible accommodation and tranquil surroundings. Boasting picturesque parkland views to both the front and rear, the property features a versatile layout with bedrooms arranged across the ground floor and an impressive first floor conversion. Situated on a generous plot with an attractive, expansive rear garden, ample off-street parking, a garage, and a long carport, this home is perfect for those seeking a peaceful retreat with an easy commute to the nearby historic market town of Louth. Offered to the market with no onward chain, early viewing is highly advised to fully appreciate the scope and position of this beautiful home. EPC rating D.











Rooms & dimensions

Entrance Porch

With composite double glazed front door and side window panel, wood effect flooring, cloak rail, and glazed inner door opening to:

Entrance Hall

Spacious hallway having radiator, coving to ceiling, under the stairs storage area, wood effect flooring.

Cloakroom

With close coupled toilet, handbasin, tiled floor, uPVC double glazed window, radiator.

Lounge — 5.65m x 3.65m (18' 6" x 12')

With Victorian style open fireplace having marble surround and cast iron grate, cornicing to ceiling, uPVC double glazed box bay window, radiator, wood effect flooring, telephone point, ceiling rose and two radiators. Maximum measurements.

Bedroom 1 — 3.94m x 3.65m (12' 11" x 12')

With fitted wardrobes and chest of drawers, radiator, coved ceiling, and uPVC double glazed sliding patio door opening to the conservatory.

Conservatory — 2.78m x 2.70m (9' 1" x 8' 10")

Having a brick base and uPVC double glazed windows and doors, solid flat roof, electric sockets and wall lighting. Maximum measurements.

Bedroom 4 — 2.71m x 2.27m (8' 11" x 7' 5")

With radiator, coved ceiling, and uPVC double glazed patio doors opening out to a paved patio area.

Bathroom — 2.69m x 2.27m (8' 10" x 7' 5")

With panelled bath, modern vanity wash basin, close coupled toilet with concealed cistern , shower cubicle housing mains fed shower, part tiled walls, chrome heated towel/radiator, wood effect flooring, uPVC double glazed window, extractor fan.

Sitting room/Dining room — 3.32m x 3.16m (10' 11" x 10' 4")

With woodburning stove, uPVC double glazed patio doors, coved ceiling, radiator, uPVC double glazed window, wood effect flooring.

Breakfast Kitchen — 3.86m x 3.28m (12' 8" x 10' 9")

With range of light wood effect fronted fitted wall and base cupboards and drawers, granite effect worktops, PVC sink having mini sink and drainer board, tiled splash backs, tiled flooring, integrated electric oven, hob and extractor hood over, uPVC double glazed window enjoying views of the rear garden,

ACCOMMODATION

Rooms & dimensions

Side Entrance Hallway

With tiled floor, fitted shelving and cloak hook rail, uPVC double glazed external door and walk-in storage cupboard off and pedestrian door to garage.

Utility room — 2.00m x 1.47m (6' 7" x 4' 10")

With stainless steel sink and drainer board, worktop, plumbing for washing machine, oil fired central heating boiler and control panel, tiled splash backs, tiled floor, fitted shelving, uPVC triple glazed window.

Stairs To First Floor Landing

With access to eaves storage, radiator & sky light window .

Bedroom 2 — 3.71m x 3.64m (12' 2" x 11' 11")

With Velux window, radiator and door providing access to eaves storage space. Maximum measurements into sloping ceilings.

Bedroom 3 — 3.70m x 3.26m (12' 2" x 10' 8")

With Velux window, radiator, access to eaves storage. Maximum measurements into sloping ceiling.

Shower room — 3.37m x 1.57m (11' 1" x 5' 2")

With walk-in shower having mains fed bar shower, modern vanity washbasin, close coupled toilet, Velux window, chrome heated towel rail/radiator. Maximum measurements into sloping ceiling.

Outside

At the front of the property is a paved patio area, a block paved in and out driveway and shaped lawn with inset trees. The rear garden comprises of a paved patio with cold water tap, timber shed and timber carport running the depth of the bungalow & with up and over garage door, a shaped lawn with shrub and ornamental tree borders. At the end of the garden is a timber summer house.

Integral Garage — 5.42m x 2.94m (17' 9" x 9' 8")

With up and over garage door, power and lighting, pedestrian access door to side entrance hall.

Services

The property is understood to have mains water and electricity. Oil fired central heating

Tenure

The property is understood to be freehold

Rooms & dimensions

Council Tax Band

According to the government's online portal, the property is currently in Council Tax Band D.

Mobile

We understand from the Ofcom website there is 79% coverage from EE, 77% from Vodafone, 74% from O2 and 73% from Three.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 13 Mbps and an upload speed of 1 Mbps. Ultrafast broadband is also available with a download speed of 1,000 Mbps and an upload speed of 1,000 Mbps. Quickline and Openreach are the available networks.

Mandatory Buyer Anti-Money Laundering Check

Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is nonrefundable under any circumstances.



TOTAL FLOOR AREA : 2025 sq.ft. (188.1 sq.m.) approx.

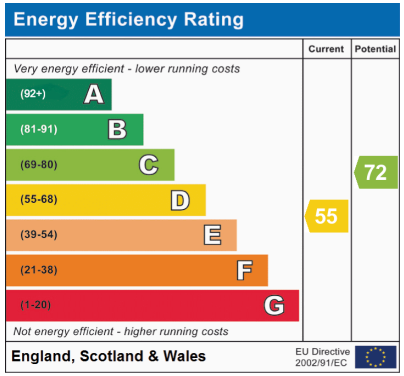
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

JOHN TAYLORS
EST. 1859

01507603648 · enquiries@johntaylors.com · www.johntaylors.com

The Mart 127 Eastgate, Louth Lincolnshire, LN11 9QE

PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sale particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.



Address: Woodlands, Church Lane, South Elkington, Louth, LN11