CHOICE PROPERTIES

Estate Agents

# 52 St. Marys Lane, Louth, LN11 0DT

## Price £750,000



ELEGANCE, PRIVACY, & EXCEPTIONAL FAMILY LIVING.

Tucked away in a peaceful and private setting on a plot of approximately 0.75 acres, Choice Properties are delighted to bring to market this impressive detached five bedroom residence set within beautifully mature and extensive grounds. The accommodation boasts five en-suite bedrooms, five generously proportioned and adaptable reception rooms, and a spacious open-plan kitchen, dining, and living area—perfectly suited for both everyday living and entertaining guests. To the exterior, a sweeping gravel driveway provides ample off-road parking and leads to a detached double garage. The property is offered with no overage clause or restrictive covenants. Offering a rare combination of tranquillity and prime location, the property presents a superb opportunity for anyone looking for a family home or a more relaxed lifestyle. Early Viewing Is Highly Advised.

Found adjacent to the property is a 0.2 acre building plot which can be purchased alongside the property at a discounted price of an additional £100,000 (This plot has a current market value of £220,000).

**Hallway**
9'6 x 20'1
Large entrance hallway with impressive double opening hardwood entrance doors with leaded glass panes. Spot lighting. Staircase leading to first floor landing. Understairs storage cupboard. Hardwood internal doors to the majority of the ground floor rooms.

**Living Room**
23'11 x 15'6
Spacious living room with a multi fuel burner set into stone fireplace with stone hearth, surround, and mantel. Walk in bay uPVC window which has been transformed into a stone sitting area. Dual aspect uPVC windows. French doors leading to driveway. Inset spot lighting. Radiator. Power points. Tv aerial points. Hardwood internal door leading to dining room.

**Dining Room**
17'1 x 10'5
Well proportioned dining room with space for a large dining room table. Large uPVC window to front aspect. uPVC French doors leading to garden. Power points. Thermostat. Radiator. Inset spot lighting.

**Open Plan Kitchen/Living/Dining Area**
35'9 x 14'7
Spacious kitchen fitted with with range of wall and base units with hardwood doors. Five ring range cooker with tiled splash back and pull out extractor. One and a half bowl ceramic sink with chrome mixer tap and drainer. Space for 'American style' fridge freezer. Plumbing for dishwasher. Part tiled walls. Space for dining room table. Tiled flooring. Dual aspect windows. External uPVC door leading to garden. Sliding external uPVC door leading to garden. Spot lighting. Radiators. Tv aerial points. Power points. Internal door to utility room.

**Utility Room**
8'10 x 7'6
Fitted with wall and base units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Space for fridge freezer. Extractor. External uPVC door leading to garden. Space for fridge freezer. Plumbing for washing machine. Internal hardwood door to wc. uPVC window to rear aspect. Power points.

**WC**
2'6 x 7'5
Fitted with a wall mounted wash hand basin and a push flush wc. Frosted window to side aspect.

**Reception Room**
13'11 x 16'7
Large reception room with French uPVC door leading to the garden. The room is currently used as a yoga studio. Radiator. Power points. uPVC window to side aspect. Spot lighting.

**Sitting Room**
11'7 x 14'11
Fitted with with a gas fireplace. Radiator. Power points. uPVC window to side aspect. Telephone points.

**Office**
13'11 x 6'7
Spacious office space with a plethora of fitted shelving space. Radiator. Power points. uPVC window to side aspect.

**WC**
6'1 x 3'1
Fitted with a chain pull flush wc and a wall mounted wash hand basin with single taps. Radiator.

**Store Room**
8'1 x 3'8
Fitted shelving. Spot lighting. Radiator. uPVC window to front aspect.

**Landing**
3'7 x 11'9
Internal doors to all first floor bedrooms. Staircase leading to second floor landing. Spot lighting. Impressive window to front aspect providing an abundance of natural light.

**Bedroom 1**
13'11 x 16'4
Large double bedroom with uPVC French doors leading to the Juliet balcony. Dual aspect uPVC windows. Radiator. Power points. Tv aerial point. Spot lighting.

**Dressing Room**
14'0 x 8'11
Benefitting from a range of fitted wardrobe space. Spot lighting.

**Ensuite Bathroom**
8'1 x 8'4
Fitted with a four piece suite comprising of a fully tiled walk-in shower, a double ended tiled bath with chrome mixer tap and pull out shower attachment, his and hers bathroom wash hand basins both with chrome mixer taps and both set over vanity units, and a back to wall wc. Fully tiled walls. Tiled flooring. uPVC windows to side aspect. Spot lighting. Vertical flat panel radiator.

**Bedroom 2**
17'1 x 15'5
Spacious double bedroom with large uPVC window to front aspect. Radiator. Power points. Spot lighting. Internal hardwood door to ensuite bathroom.

**Ensuite Bathroom**
6'5 x 7'8
Fitted with a panelled bath with chrome mixer tap and shower cubicle over, a back to wall wc, and a wash hand basin set over vanity unit. Radiator. Hardwood flooring. uPVC window to side aspect. Mosaic tiling. Spot lighting. Extractor.

**Bedroom 3**
18'1 x 10'10
Large double bedroom with dual aspect uPVC windows. Radiators. Power points. Door to ensuite bathroom.

**Ensuite Bathrom**
18'1 x 10'10
Fitted with a panelled bath with chrome mixer tap and shower cubicle over, back to wall wc, and a wash and basin set over vanity unit. Radiator. Hardwood flooring. uPVC window to side aspect. Mosaic tiling. Spot lighting. Extractor.

**Bedroom 4**
12'10 x 10'10
Double bedroom with large uPVC window to rear aspect. Radiator. Power points. Fitted wardrobes. Hardwood internal door to ensuite bathroom.

**Ensuite Bathroom**
7'9 x 7'0
Fitted with three piece suite comprising of a panelled bath with shower over, a low level wc and a pedestal wash hand basin. Frosted window to side aspect. Spot lighting. Extractor. Storage cabinet with fitted shelving. Radiator.

**Utility Room**
7'11 x 6'7
Fitted with a modern 'Worcester' gas boiler and a hot water tank. Edwardian clothes airer. Radiator. Fitted storage cabinet. uPVC frosted window to side aspect.

**Second Floor Landing**
11'9 x 3'4
Radiator. Spot lighting. Internal hardwood door to bedroom 5. Internal door to storage cupboard.

**Bedroom 5**
13'6 x 11'10
Double bedroom fitted with three velux windows. Radiator. Power points. Spot lighting. Hardwood internal door to ensuite shower room. Tv aerial points.

**Ensuite Shower Room**
7'5 x 5'4
Fitted with a three piece suite comprising of a corner shower cubicle, a push flush wc, and a wash hand basin set over vanity unit with brass mixer tap. Velux window. Extractor.

**Sauna**
The property boasts a sauna found to the exterior of the main residence located within the patio space adjacent to the hot tub.

**Gardens**
The property sits in mature extensive grounds and benefits from a copious amount of garden space. Found immediately to the north of the property is the large patio space which is set down for protection and peacefulness. The patio area is lined with various plants and benefits from many different features including a pond, hot tub, sauna, various places for outdoor seating. There are steps leading up from this area to the northside laid to lawn garden. This garden is the main rear garden of the property which feels extremely private due the large amounts of mature trees and hedges that guard the space. This garden features a large timber shed that could be used as a workshop or as extra outdoor storage as well as a chicken/duck coop.

**Garage**
Detached double garage fitted with power and lighting and two up and over garage doors.

**Driveway**
Expansive sweeping gravelled driveway that provides an abundance of off road parking space for multiple vehicles.

**Option To Purchase An Additional Building Plot**
If desired an adjacent building plot can be included in the sale for a further £100,000. The current market value of this building plot is £220,000. The building plot benefits from having outline planning permission for the erection of 1no. dwelling and further permission to create vehicular access. Full information on the planning permission can be found on the East Lindsey Planning Portal using the reference 03777/25/OUT.

**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 G.

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

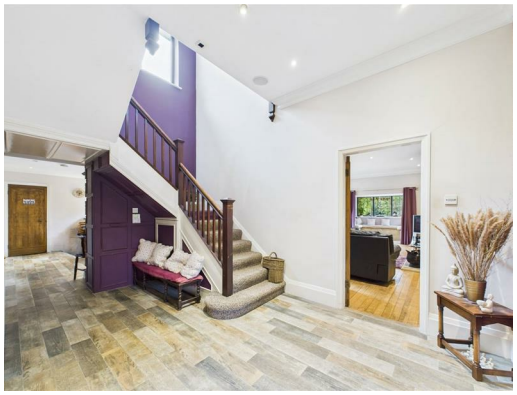
**Opening Hours**
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

**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.









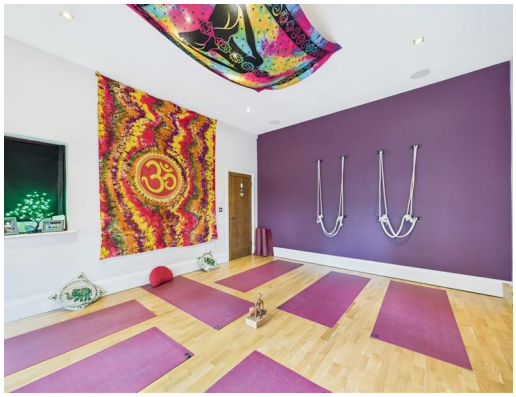















































Floor 0




Floor 1




Floor 2

**Approximate total area**(1)

3605 ft²

**Reduced headroom**

49 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

From St James' Church head North along Grimsby Road for 250m and then turn left onto St Mary's Lane. Continue for 500m then turn right onto a side road. Continue towards the end of the road and you will find the property on your left hand side.

