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Top Road, Little Cawthorpe



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£595,000

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An immaculate, turn-key four-bedroom detached family home for sale in the sought-after village of Little Cawthorpe, offering four en-suite double bedrooms (including a ground-floor suite), three reception rooms with a stunning sun room, a well-appointed kitchen with utility and boot room, generous gardens backing onto open fields, ample parking and a detached garage, all within easy reach of Louth's amenities and transport links.

Key Features

- Immaculate Turn Key Property
- Four Bedrooms With En-Suites
- Spacious Lounge
- Kitchen Diner
- Stunning Sun Room
- Boot Room & Utility Room
- Large Entrance Hall & Cloakroom WC
- Ample Parking & Detached Garage
- Sought After Village Location
- EPC rating TBC
- Tenure: Freehold





This immaculate four-bedroom detached house is offered for sale in the sought-after village of Little Cawthorpe, set amidst a countryside village with fields to both the front and rear. Providing a deceptively spacious layout and presented as a genuine turn-key property, it combines generous family accommodation with attractive outdoor space, ample parking and a detached garage.

The property is approached via a block-paved driveway, providing off-road parking for multiple vehicles and leading through the wrought iron gates to the detached garage. A spacious entrance hall creates an immediate sense of scale and ease of circulation, with a cloakroom WC conveniently positioned at ground floor level.

There are three reception rooms, thoughtfully arranged to support both everyday living and more formal occasions. The large lounge to the front of the property enjoys dual-aspect windows that draw in natural light and offer views over the surrounding setting. An exposed brick inglenook fireplace incorporating a log burner style, gas-fired fire forms a focal point for the room and adds character and warmth on the colder evenings.

Towards the rear of the property, the kitchen is particularly well specified for family life and entertaining. It features a range of solid wood wall and base units with granite worksurfaces, a Rangemaster cooker with 5-ring gas hob and cooker hood over, and an integrated dishwasher. The kitchen opens through to an additional reception space which would lend itself nicely as additional dining space, ensuring a practical flow between cooking, dining and socialising. From the possible dining area, double doors lead into a stunning sunroom at the rear of the property. This impressive reception space enjoys garden views, direct access to the garden and beams to the ceiling that give it distinctive appeal. The double doors from the kitchen and dining room create a semi-open-plan arrangement, ideal for both day-to-day use and hosting larger gatherings.

Supporting the kitchen, a utility room provides useful ancillary space for laundry and additional storage and benefits from plumbing for washing machine and dryer, while a boot room offers a practical zone for outdoor clothing and footwear, particularly valuable given the property's proximity to open fields and local walks.

All four bedrooms are generous double rooms, each with its own en-suite and built-in wardrobes, which is a notable advantage for families or those who frequently host guests. One of the double bedrooms is located on the ground floor with an en-suite and built-in wardrobes, offering flexibility for multigenerational living, visiting relatives or anyone who would benefit from level access. The three further double bedrooms are arranged to provide comfortable, well-organised accommodation to the first floor, with the built-in wardrobes helping to maximise useable floor area and minimise the need for additional storage furniture.

Externally, the property benefits from an elevated lawned garden with mature flower borders and shrubs scattered throughout as well as a block paved patio and sheltered patio area perfect for al fresco dining all this complements the internal living space, particularly the sunroom, which opens directly onto the outdoor area. With fields to the front and rear, the setting is particularly attractive for families who value green spaces and a village lifestyle.

Little Cawthorpe is a sought-after village, appreciated for its rural setting and access to open countryside. It provides a peaceful environment with appealing local walks, green spaces on the doorstep as well as The Splash Pub and approximately 1 mile from Kenwick Golf Course and Spa. The nearby market town of Louth offers a wider range of amenities, including supermarkets, independent shops, cafés, traditional pubs and regular markets, as well as schools and health services.

In terms of transport connections, Little Cawthorpe provides convenient road access to Louth and onward routes towards Grimsby, Lincoln and the Lincolnshire coast. From Louth, bus services link to surrounding

villages and larger centres. The nearest mainline rail services are typically accessed via stations such as Market Rasen or Grimsby Town, offering routes towards Lincoln, Newark and onwards to London, as well as connections to regional centres including Sheffield and Manchester. Journey times by car from Little Cawthorpe to these stations are generally within reasonable commuting distance, supporting both work and leisure travel.

Families are well catered for in the wider area, with a choice of primary and secondary schooling available in and around Louth, including both state and independent options. The town also provides leisure facilities, sports clubs and cultural venues, supporting a balanced family lifestyle.

The property falls within Council Tax Band F and benefits from mains sewerage and gas fired central heating.

In summary, this immaculate four-bedroom detached house for sale in Little Cawthorpe offers a deceptively spacious, turn-key family home. With three reception rooms including a stunning sun room, a well-appointed kitchen with utility and boot room, four en-suite double bedrooms (one on the ground floor), gardens with open field aspects, a block-paved driveway and detached garage, it presents a well-balanced and practical proposition for families seeking village living with good access to nearby amenities and transport links.

Room Measurements

Ground Floor

Entrance Hall: 18'05" x 11'11"

Cloakroom WC: 6'04" x 5'11"

Lounge: 18'02" (max) x 18'06" (max)

Kitchen Area: 16'09" x 14'00"

Dining Area: 12'06" x 12'01"

Sun Room: 22'10" (max) x 12'08" (max)

Boot Room: 8'03" x 7'02"

Utility Room: 5'08" x 6'00"

Bedroom Four: 10'04" x 12'02"

En-Suite Shower Room: 9'02" x 3'02"

First Floor

Landing: 9'07" x 8'07"

Bedroom One: 16'00" (max) x 10'07" (to wardrobes)

En-Suite Bathroom: 7'07" (max) x 10'04" (max)

Bedroom Two: 12'01" x 13'02"

En-suite Shower Room: 5'07" x 6'04"

Bedroom Three: 12'01" x 13'00"

En-Suite: 7'07" x 2'08"

Disclaimer

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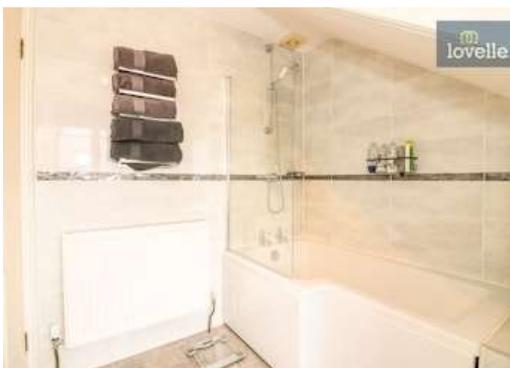




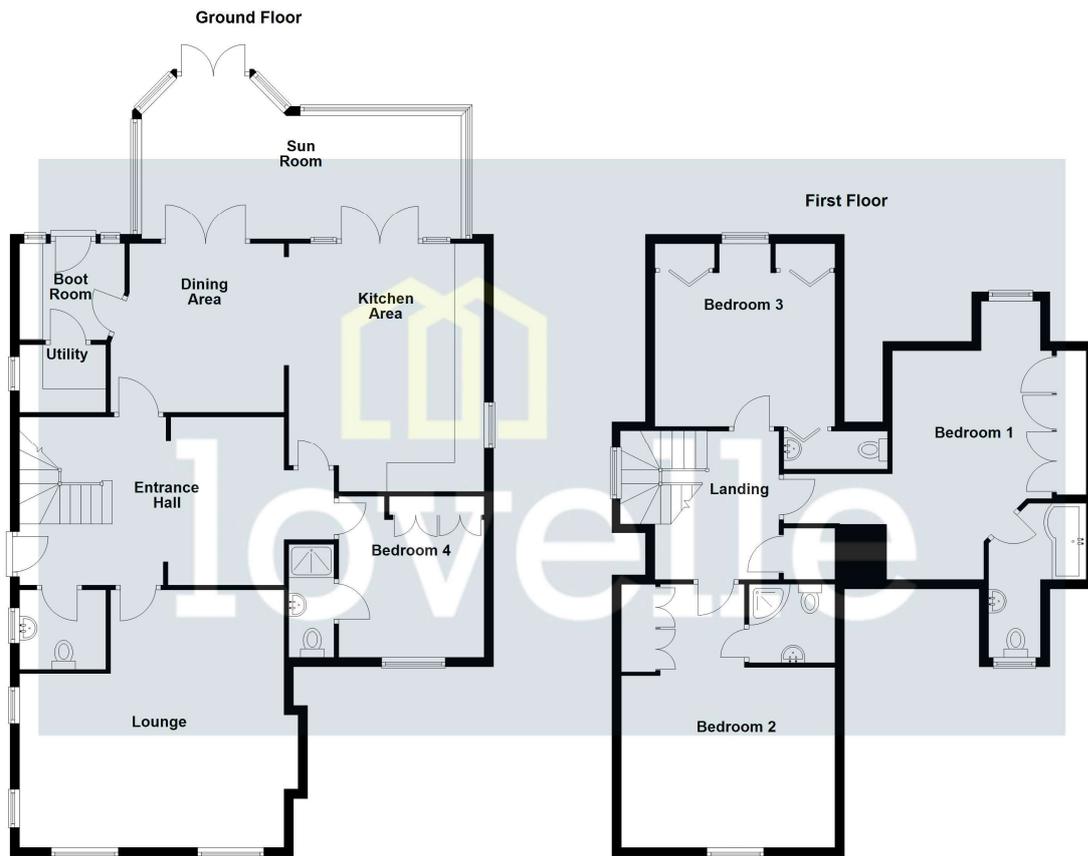
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Mobile And Broadband Checker

It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.







Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.



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