CHOICE PROPERTIES

Estate Agents

The Gatehouse Mill Lane, Louth, LN11 8LT

Price £375,000

Choice Properties are delighted to bring to market this superb three bedroom detached cottage packed with charming features. The residence is approximately 185 years old and still retains much of it's original character whilst incorporating more modern features making it ideal for 21st century living. The property is abundantly bright and features generously sized interior rooms including a kitchen, living room, dining room, breakfast room, garden room, utility room, downstairs shower room, upstairs bathroom, and three bedrooms. To the exterior, the property boasts a beautifully presented private garden with its own stream and a gravelled driveway with space for two vehicles. Early Viewing is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazed windows throughout, the characterful internal living accommodation comprises:-

Kitchen
11'1 x 10'3
Fitted with a range of wall and base units with work surfaces over. One and a half bowl ceramic sink with drainer and chrome mixer tap. Tiled flooring. Space for fridge freezer. Space for range cooker with extractor hood over. Radiator. Power points. Composite entrance door. Internal door to dining room. uPVC window to side aspect. Beamed ceilings. Part tiled walls. Box unit housing consumer unit and electric meter.

Breakfast Room
11'4 x 10'10
With space for a breakfast/dining room table. Open fireplace with tiled hearth, brick surround, and hardwood mantel. Staircase leading to first floor landing. Internal doors to dining room and garden room. uPVC window to front aspect. Radiator. Power points. Thermostat. Beamed ceilings. Storage cupboard with double opening hardwood doors and brick surround.

Dining Room
13'8 x 10'11
With space for a dining room/breakfast table. Electric feature log burner. Dual aspect uPVC window including a walk in bay window to side aspect. Radiator. Power points. Telephone point. Opening to living room.

Living Room
11'6 x 20'3
Spacious living room with dual aspect uPVC windows. Built in gas fireplace with tiled hearth and brick surround. uPVC French door leading to garden. Radiator. Power points. Tv aerial point. Understairs storage recess.

Garden Room
14'2 x 12'8
With impressive extra wide Velux window. Large uPVC sliding door leading to the rear garden. Tiled flooring. Beamed ceilings. Space for fridge freezer. Radiator. Power points. Cottage style doors leading to the utility and downstairs shower room. Door leading leading to boarded loft space with power and electric.

Downstairs Shower Room
5'1 x 8'1
Fitted with a three piece suite comprised of a corner shower cubicle with electric shower and tiled walls, a wash hand basin set over vanity unit with chrome mixer tap, and a push flush wc. Tiled flooring. Part tiled walls. Frosted window to side aspect. Radiator. Extractor.

Utility Room
5'6 x 4'0
Tiled flooring. Space for fridge freezer. Plumbing for washing machine. Space for dryer. Four year old 'Worcester' gas boiler. uPVC window to rear aspect.

Landing
14'11 x 5'7
Internal wooden doors to all first floor rooms. Beams to ceiling.

Bedroom 1
23'11 x 10'2
Large double bedroom with windows to three aspects. Radiator. Power points. Beam to ceiling.

Bedroom 2
11'4 x 11'0
Double bedroom fitted with dual aspect uPVC windows. Radiator. Power points. Beam to ceiling.

Bedroom 3
11'5 x 8'8
Double bedroom with uPVC window overlooking the garden. Access to loft via loft hatch. Radiator.

Bathroom
5'6 x 8'10
Fitted with a three piece suite comprising of a panelled bath with tiled splash back, a pedestal wash hand basin with single taps, and a low level wc. Radiator. Velux window. Airing cupboard housing the hot water tank and fitted shelving.

Garden
The property boasts a decievingly sizable rear garden which stretches away from the property. The rear garden is flanked by a row of hedges to one side a and a idyllic brook to the other each being lined with a range of plants and shrubs. The rear garden also features various mature trees which add life and colour to the garden space and provide protection allowing the space to become a private recluse. Immediately behind the property is a patio area that provides a ideal space for outdoor seating and entertaining guests. The rear garden further benefits from multiple outbuildings which provide outdoor storage space for the property. The garden is directly accessible via a gate that leads from the driveway.

Driveway
Gravelled driveway providing off the road parking for up to two vehicles.

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

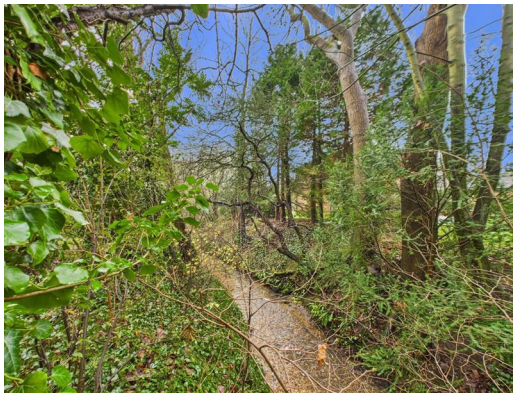
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

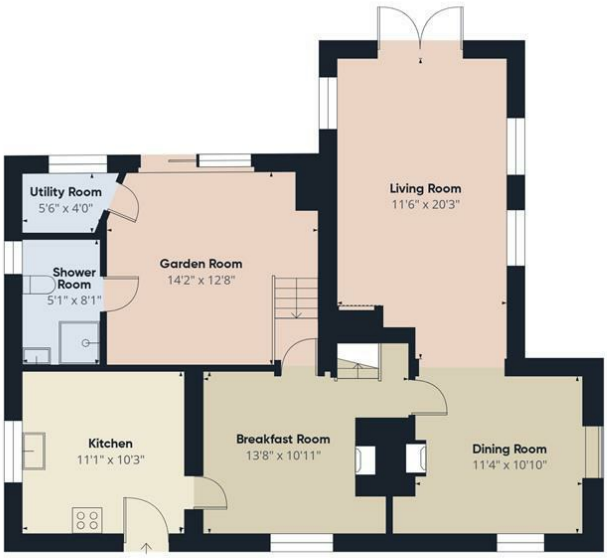
Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

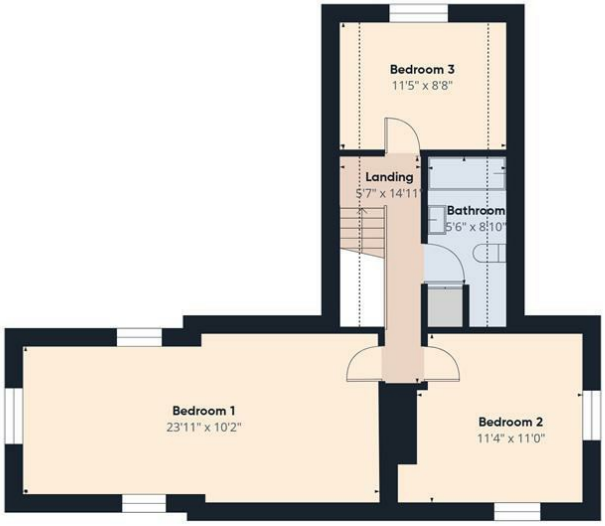
Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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. All measurements have been taken as a guide to prospective buyers only, and are approximate. 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(1)

1451 ft²

Reduced headroom

39 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 our office in Louth turn left onto Mercer row. Continue through the market place then onto Eastgate. At the mini round-a-bout turn Right onto Church Street, Continue on Church Street to the very bottom and then at the junction turn left onto Newmarket. Continue on Newmarket and it will become Legbourne Road then at the round-a-bout take the second Exit onto the A157. Continue on this road and bare right onto Station Road. Turn right onto Mill Lane and the property can be found 300m along on the right hand side.