



CHOICE PROPERTIES

Estate Agents

Railway Cottages, 69 Brackenborough Rd,
Reduced To £625,000



REDUCED BY MOTIVATED SELLER- BUSINESS POTENTIAL - 5 BEDROOM BUNGALOW WITH 2 HOLIDAY COTTAGES BENEFITTING FROM FUTURE BOOKINGS

Choice Properties are delighted to offer for sale this superb and expansive property standing in spacious gardens in a pleasant location, just a short distance from all the local amenities in the charming historic market town of Louth.

Featuring a large five bedroom detached bungalow, two attractive holiday cottages and extensive outbuildings, the properties stand proudly within a generously sized plot, with spacious driveway providing ample parking for vehicles. The holiday cottages have fantastic potential to generate a good income as the current owners were always fully booked!

Viewing is Highly recommended to appreciate the accommodation on offer!

Offering generously proportioned rooms throughout with an impressive and flexible layout, the bungalow and cottages comprise of:-

- Porch**
5'1" x 7'0"
Door leading into :
- Hallway**
9'11" x 3'11"
Radiator. Power Points. Loft access.
- Kitchen/Diner**
9'3" x 11'6"
Spacious kitchen fitted with a range of wooden wall and base units with worktops over. One bowl stainless steel sink unit with drainer and mixer taps. Integral double cooker. Gas hob with featured stainless steel extractor hood over. Space for fridge/freezer. Inset spotlights to the ceiling. Partly tiled walls. Ample dining space. Power points.
- Utility Room**
9'11" x 3'11"
Fitted with a range of wall and base units with worktops over. Plumbing for a washing machine, Space for s tumble dryer. Partly tiled walls. Inset spotlights to the ceiling. Power points.
- Rear Porch**
9'3" x 7'9"
Double opening French patio doors leading from the kitchen, pedestrian door to rear aspect into the garden.
- Annexe Bedroom 5**
14'2" x 11'6"
Radiator. Power Points. Fitted Wardrobes/Storage.
- Annexe Living Room**
14'2" x 11'6"
Radiator. Power Points. TV Aerial Point. 'French' Style doors leading Courtyard Garden.
- Annexe Bathroom**
5'10" x 7'9"
Fitted with a three piece suite comprising panelled bath with single taps and shower attachment over. Wash hand basin with single taps set into vanity unit. Close coupled wc. Tiled walls. Built in storage cupboard.
- Dining Room**
10'3" x 12'11"
Power points. Opening through to :
- Living Room**
12'11" x 12'11"
Radiator. Power Points. TV Aerial Point. Feature fireplace set into marble surround. 'French' Style double opening patio doors leading into Rear Courtyard.
- Bedroom 1**
16'6" x 10'10"
Radiator. Power Points. TV Aerial Point. Fitted Wardrobes/Storage.
- En-suite**
5'9" x 10'10"
Fitted with a three piece suite comprising large shower cubicle which features jacuzzi shower and steamer. Pedestal wash handbasin with single taps. Close coupled wc. Tiled walls and flooring.
- Bedroom 2**
11'2" x 13'2"
Bay Window to Front. Radiator. Power Points.
- Bedroom 3**
7'10" x 10'10"
Radiator. Power Points.
- Study/Bedroom 4**
12'11" x 10'10"
Radiator. Power Points. Access to second Loft Space.
- Bathroom**
10'3" x 8'8"
Fitted with a four piece suite comprising panelled bath with single taps. Large double shower cubicle with mains shower over. Wash hand basin with single taps set into vanity unit. Close coupled wc. Tiled walls and flooring. Floor to ceiling featured towel rail.
- Garage**
20'6" x 9'8"
Spacious garage. Open plan to Workshop, door to:
- WC**
2'5" x 5'11"
With Push Button Flush WC.
- Workshop**
34'10" x 9'8"
Leading on from the Garage, this extensive workshop space lends itself to numerous uses.
- Workshop**
15'00 x 11'06
Power & Lighting. Shelving.
- Workshop**
15'00 x 11'06
Power & Lighting. Stainless Steel Sink with Drainer & Tap. Storage units. Opening through to:

Conservatory

22'12 x 5'7

Electric Heater. 'French' Style Doors leading to Rear Garden.

Outbuilding 1

54'3 x 19'01 (approximate measurements)

Could be used as an amazing summer house /entertaining space.

Outbuilding 2

30 x 18 (approximate measurements)

Ideal for use as a home office, gym or craft room.

Studio/Gym

28'00" x 10'00"

Spacious new studio with power and lighting.

Outside Space

The rear garden to this property is privately enclosed and laid mainly to lawn and adorned with a variety of plants, trees and shrubbery to the borders and even includes its own orchard. To the back of the plot sits 2 large outbuildings, which lend themselves to a number of uses. The garden also benefits from outside lighting and a water tap.

Holiday Cottages

'Rainhill' and 'Sweatpea' are divided into 2 holiday let cottages :

Cottage 1

Open Plan Living

21'03 x 16'02

Living space divided into living room, dining room and kitchen area. Storage Cupboards. Electric Heaters. TV Aerial Point. Power Points. Kitchen consists of wall & base units with work surfaces over. Stainless steel sink unit with drainer and taps. Meter cupboard. Space & plumbing for washing machine.

Shower Room

8'01 x 6 (maximum measurements)

Walk-in shower with electric shower, push button flush WC & pedestal wash hand basin. Fully tiled. Electric Heater. Extractor Fan.

Landing

Electric Heater.

Bedroom 1

12'11 x 10'04

Storage cupboard housing Hot Water Cylinder. Power Points.

Bedroom 2

8'10 x 6'11

Electric Heater. Power Points. TV Aerial Point.

Cottage 2

Lounge/Diner

16'07 x 15'07

Electric Heaters. Power Points. TV Aerial Point. Fireplace. Central Staircase to First Floor Landing.

Kitchen

8'10 x 6'08

Wall & Base Kitchen Units with Work Surfaces over. Stainless Steel Sink with Drainer & Taps. Space for Electric Hob/Oven. Fully Tiled. Gas & Electric Meters.

Shower Room

6'08 x 6'02

Walk-in Shower with Electric Shower Head, Push Button Flush WC & Pedestal Wash Hand Basin. Fully Tiled. Electric Heater. Extractor Fan.

Landing

Bedroom 1

11'07 x 7'01

Electric Heater. Power Point. TV Aerial Point. Built in Storage Cupboard, housing Hot Water Cylinder.

Bedroom 2

11'07 x 7'1

Electric Heater. Power Point. TV Aerial Point. Built in Storage Cupboards.

Courtyard Garden

The courtyard is decoratively paved for ease of maintenance and secured with timber fencing to the boundaries.

Driveway

Beautiful wrought iron gates open into a huge courtyard space which has been block paved to enable parking for multiple vehicles and ease of maintenance. There is also a carport for two further vehicles and access can be gained to the holiday cottages and the property itself.

Council Tax

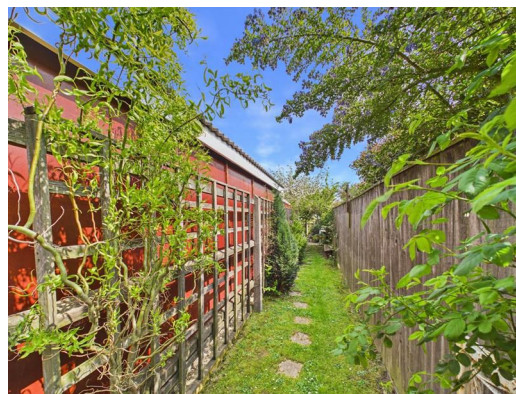
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

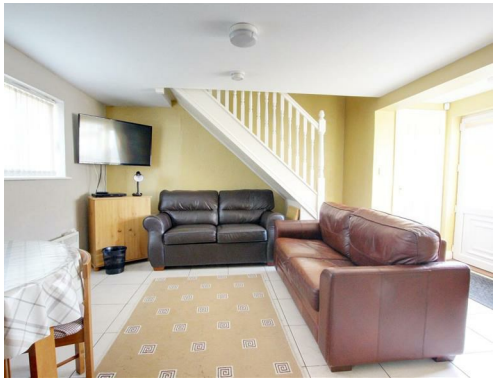
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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.





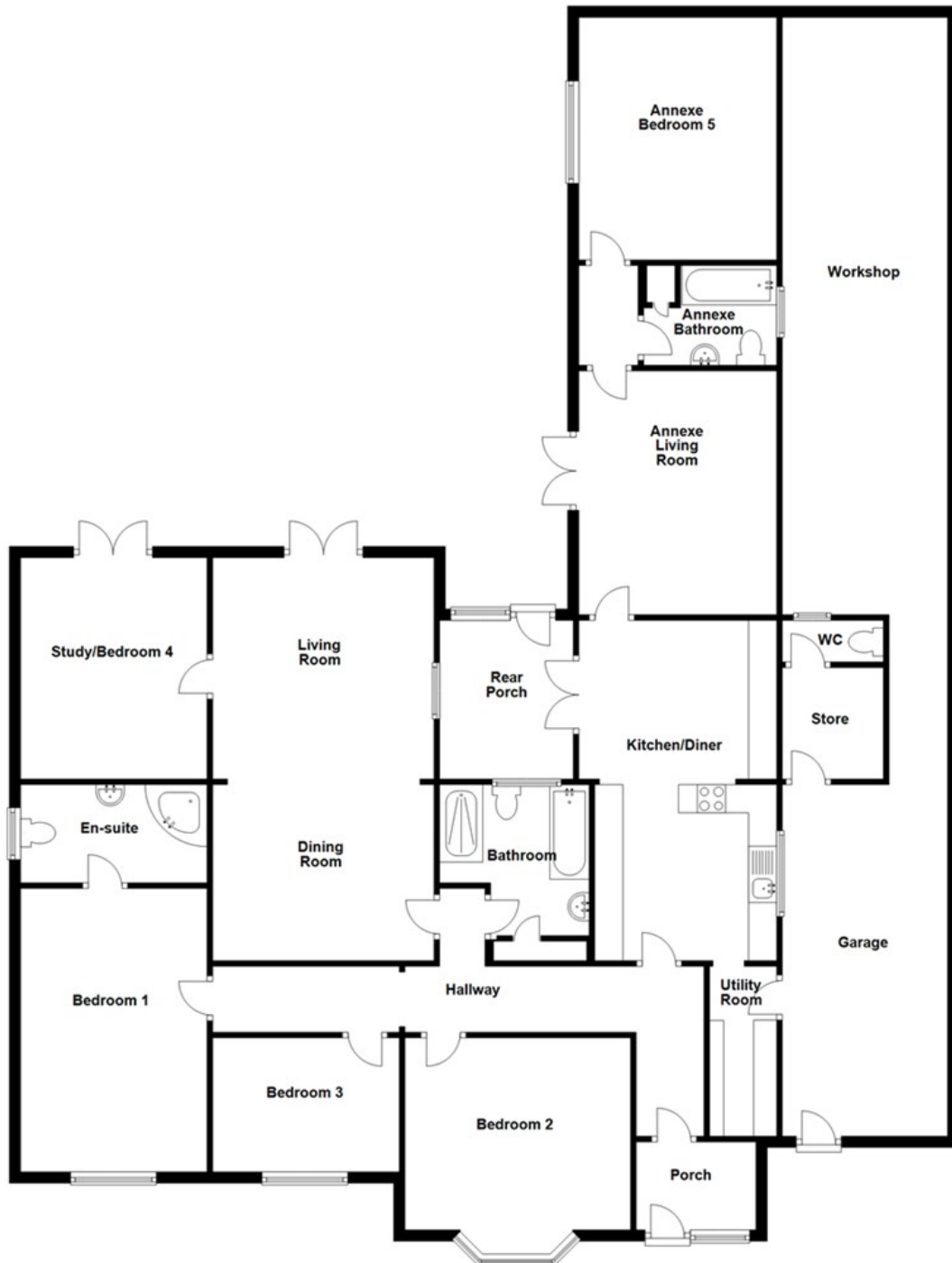






Ground Floor

Approx. 244.3 sq. metres (2629.9 sq. feet)



Total area: approx. 244.3 sq. metres (2629.9 sq. feet)

Directions

Head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Follow this road past Aldi then at your next round-a-bout take the right hand turning onto Keddington Road. Then turn left onto Brackenborough road. Continue on this road and number 69 can be found on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

