



**Vae Victis Church Lane, Utterby Louth LN11 0TH**

**welcome to**

## **Vae Victis Church Lane, Utterby Louth**

A well-presented four-bedroom semi-detached home located in a desirable village. Offering spacious accommodation including a lounge, open-plan kitchen/diner, two bathrooms, and a useful home office. Benefiting from a driveway, garage, and a generous rear garden with both lawn and courtyard areas.

### **Entrance Hall**

Accessed via a partially glazed entrance door, the hallway provides a bright and practical welcome into the home. Finished with wood-style flooring, it offers access to the main ground floor rooms and staircase to the first floor.

### **Cloakroom/Wc**

Fitted with a low-level WC and wash hand basin, complemented by tiled splashbacks. A side-facing window allows for natural light and ventilation.

### **Lounge**

12' 6" x 12' 4" ( 3.81m x 3.76m )

A well-proportioned main reception room featuring a front-facing bay window. The focal point is a characterful fireplace with open grate, creating a cosy living space. Additional features include TV point and radiator.

### **Kitchen/Dining Room**

19' 1" x 9' 6" ( 5.82m x 2.90m )

An open-plan and sociable space, ideal for modern family living. The kitchen is fitted with a range of wall and base units with complementary worktops, incorporating a sink unit with mixer tap. There is space for appliances and designated dining area, with an open aspect connecting the two zones. Rear-facing window provides garden views.

### **Home Office/Study**

10' 5" x 6' ( 3.17m x 1.83m )

A useful additional room with side aspect window, suitable for working from home or as a study. Includes fitted shelving and wood-style flooring.

### **Utility Room**

15' 7" x 6' 8" ( 4.75m x 2.03m )

A practical space with additional storage units and

work surfaces, incorporating a sink and plumbing for appliances. Rear door provides access to the garden.

### **Landing**

A bright landing area with side window, providing access to all bedrooms, bathroom, and loft space. Includes built-in airing cupboard.

### **Bedroom One**

13' 2" x 8' 9" ( 4.01m x 2.67m )

A spacious double bedroom with rear aspect window. Benefits from fitted wardrobes and laminate-style flooring. Includes TV point and radiator.

### **Bedroom Two**

10' 4" x 9' 2" ( 3.15m x 2.79m )

Another generous double room with front-facing window. Finished with wood-effect flooring and radiator.

### **Bedroom Three**

12' x 10' 4" ( 3.66m x 3.15m )

A comfortable third bedroom overlooking the rear garden, ideal as a child's room or guest space.

### **Bedroom Four**

12' x 7' 8" ( 3.66m x 2.34m )

A versatile fourth bedroom suitable as a single bedroom, nursery, or additional office space.

### **Family Bathroom**

Fitted with a modern suite including bath, double walk-in shower, wash basin, and WC. Finished with tiled splash areas and window for natural light.

### **External**

Driveway providing off-road parking and access to the garage. A good-sized enclosed garden featuring



a Lawn area ideal for families, Courtyard-style patio seating area. Space for outdoor dining and entertaining.

**Garage**

Ideal for storage or parking, with up-and-over door.



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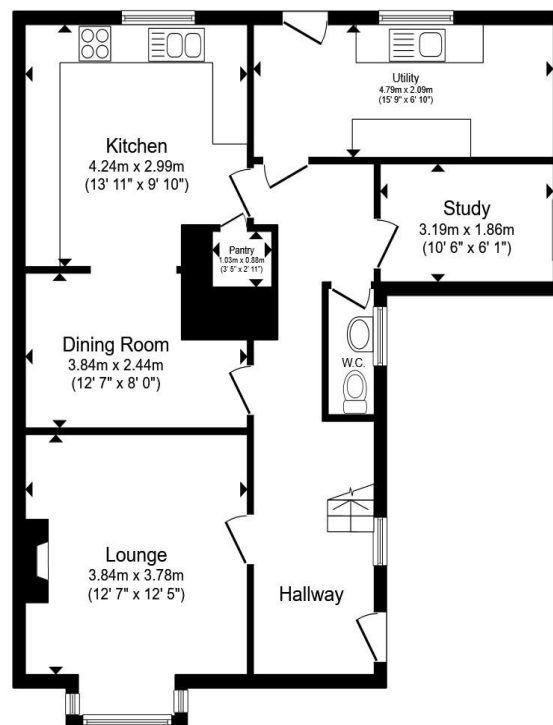
## Vae Victis Church Lane, Utterby Louth

- Semi-Detached Family Home
- Four Bedrooms
- Open Plan Kitchen/Dining Area
- Spacious Lounge with Feature Fireplace
- Two Bathrooms

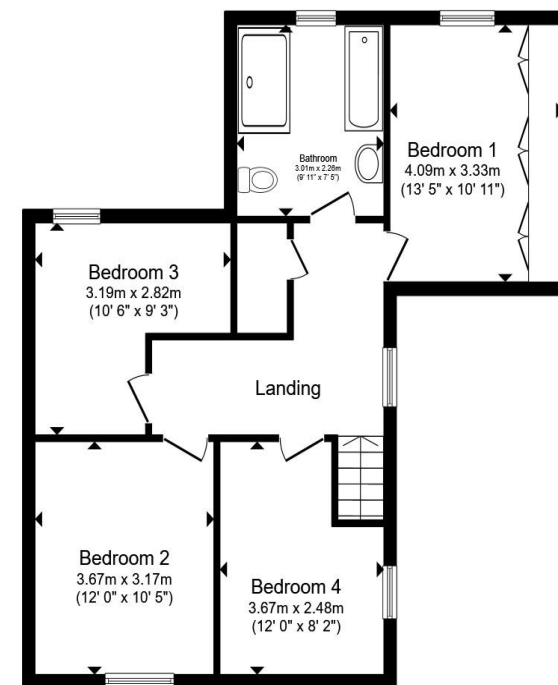
Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£260,000**



Ground Floor



First Floor

Total floor area 138.7 m<sup>2</sup> (1,493 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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