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Louth Road, East Barkwith



When it comes to  
property it must be





£425,000



STUNNING DETACHED BARN CONVERSION! Recently renovated and finished to a high standard. Comprising open plan living, kitchen dining room, 3 bedrooms, ensuite and bathroom. With stunning courtyard garden, landscaped rear gardens, extensive gated driveway and double garage, with 2 storey annex providing more potential for development!

VIEWING ADVISED TO FULLY APPRECIATE

#### Key Features

- Stunning Barn Conversion
- Popular Village Location
- Immaculately Presented
- Recently Renovated
- Spacious Accommodation
- Landscaped Gardens with Garden Room
- EPC rating C
- Tenure: Freehold





## Situation

The property is situated in the village of East Barkwith which has a post office, public house, village hall and on a bus route to most Market Towns and the City of Lincoln. The market towns of Louth, Market Rasen and Horncastle, the historic city of Lincoln and the A1 road link at Newark are within commuting distance

## Open Plan Living Kitchen Dining

13.05m x 4.68m (42'10" x 15'5")

### Kitchen Dining

a range of fitted wall and base units, central island with breakfast bar, space for fridge freezer, modern multi-fuel range stove with back boiler, 4 ring hob, electric oven, ceramic sink unit, tiled flooring, underfloor heating, double glazed window to front aspect and double doors to courtyard

### Living Area

double glazed picture window to front aspect and underfloor heating

### Utility Room

1.76m x 2.97m (5'10" x 9'8")

a range of fitted storage, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, hot water cylinder, wall mounted electric boiler and tiled flooring

### Hallway

0.98m x 4.85m (3'2" x 15'11")

double glazed window to front aspect, laminate flooring and underfloor heating

### Bedroom 1

4.56m x 3.55m (15'0" x 11'7")

2 double glazed windows to front aspect, double glazed window to rear aspect and radiator

### Ensuite

2.54m x 1.49m (8'4" x 4'11")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, tiled flooring, underfloor heating, heated towel rail and double glazed window to side aspect

### Walk In Wardrobes

1.94m x 1.54m (6'5" x 5'1")

a range of fitted storage

### Bedroom 2

2.69m x 4.69m (8'10" x 15'5")

double glazed window to rear aspect, sky light and radiator

### Bedroom 3

3.45m x 3.21m (11'4" x 10'6")

uPVC entrance door, radiator and laminate flooring

### Bathroom

1.93m x 2.98m (6'4" x 9'10")

4 piece suite comprising low level WC, hand wash basin, panelled bath, shower cubicle, tiled splash backs, tiled flooring, underfloor heating and heated towel rail

### Garden

to the rear of the property, being mostly laid to lawn, with block paved seating area and garden room

### Courtyard

central courtyard garden being mostly laid to patio with planted shrubs, seating areas and outdoor kitchen

### Gated Driveway

extensive gated driveway providing ample off road parking for a number of vehicles

### Double Garage

4.78m x 4.99m (15'8" x 16'5")

electric up and over door, power, lighting, uPVC entrance door and double glazed window to side aspect

### Annex

2 Storey building currently used as storage; ready for conversion into whatever you require (sts), be it separate living accommodation for friends and family or home offices. Providing so much potential already having power, lighting and water.

### Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.







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Approximate total area<sup>(1)</sup>

2240 ft<sup>2</sup>  
208.1 m<sup>2</sup>

Reduced headroom

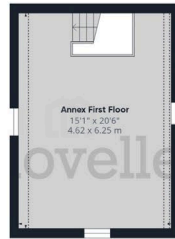
42 ft<sup>2</sup>  
3.9 m<sup>2</sup>

(1) Excluding balconies and terraces

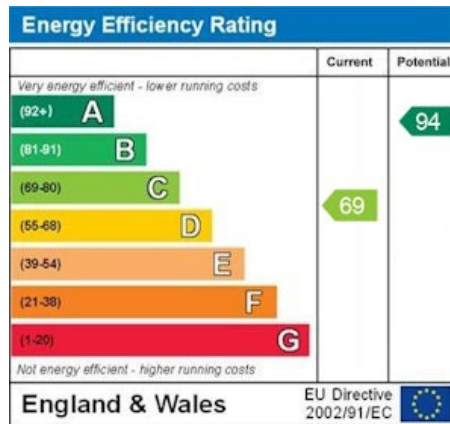
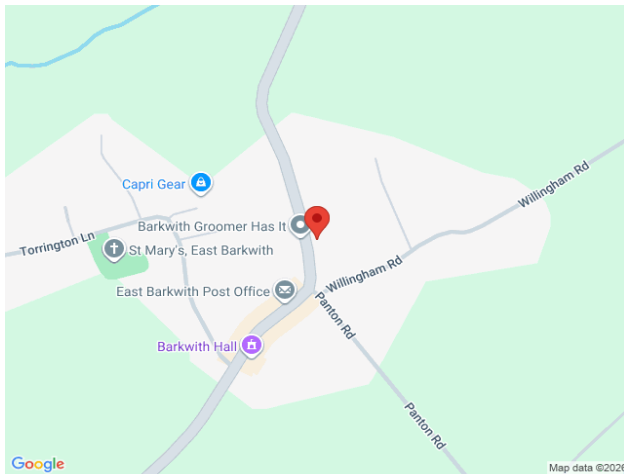
Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Ground Floor Building 1



Ground Floor Building 3



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