



Rosewood Cottage

Little Cawthorpe

M A S O N S

— Celebrating 175 Years —

Rosewood Cottage

Little Cawthorpe
LN11 8FB



Attractive two-bedroom mid-terrace property

Situated in a desirable rural village location

Modernised throughout to a high standard

Low-maintenance outdoor space

Strong blend of character and modern comfort

A beautifully presented two-bedroom mid-terrace character cottage offering an excellent balance of period charm and modern convenience. The attractive red brick façade and pitched timber porch provide immediate kerb appeal, complemented by a low-maintenance gravel frontage that offers generous off-road parking.

The property has further benefited from the installation of a new front and rear roof, completed in July 2024 by Coastline Roofing Ltd. The works included new battens, membrane, and pantiles to both the main roof and porch, together with new eaves covers and replacement guttering to the front and rear. A new chimney cowl was also fitted and the chimney stack professionally repointed, offering peace of mind and enhancing both the durability and overall appearance of the home.

Additional benefits include uPVC double glazing and gas central heating.

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The hallway is well presented and benefits from newly fitted flooring, creating a clean and contemporary feel that flows seamlessly through the home. A useful storage space is conveniently located beneath the stairs, providing practical space for coats, household items.



This generously sized and immaculate living room provides an excellent principal reception space, combining comfort with understated elegance. The room is naturally bright, benefitting from multiple windows that allow an abundance of daylight to enhance the sense of space. A stylish gas flame log-effect fire, installed by Heating Centre of Lincoln in September 2024, forms an attractive focal point and offers the added benefit of remote control and programmable settings; the fire was most recently serviced in September 2025. Finished in neutral tones, the room offers generous proportions and flexible furniture arrangements, making it ideally suited to both everyday living and entertaining.

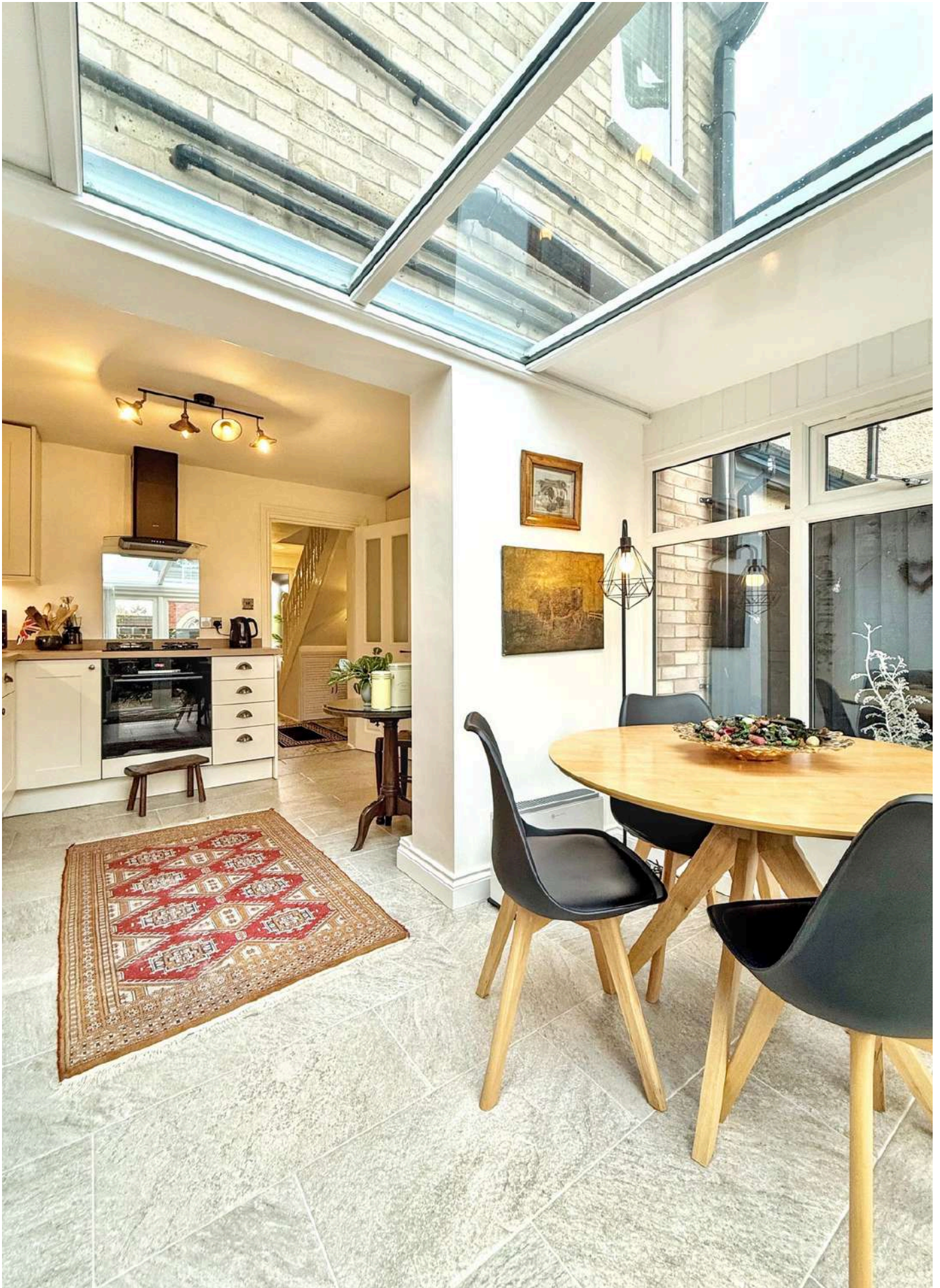








The property has been significantly enhanced by a series of high-quality improvements, most notably the addition of a conservatory extension and a fully remodelled kitchen, completed in late 2024. The conservatory extension, installed by Spire Windows Systems in September 2024 and benefiting from a 10-year guarantee, seamlessly extends the kitchen and creates a bright, versatile living and dining space with insulated windows and roof, plastered walls, and tiled flooring, ensuring year-round usability. Further practical features include two external double power points, an outdoor water tap to both front and rear garden, and an extensive provision of electrical sockets. In October 2024, the kitchen itself was comprehensively remodelled with contemporary Howdens units. The works included full re-plastering of walls and ceilings, installation of full-height wall and base units, and a range of integrated appliances including a Bosch electric oven, glass gas hob, extractor hood, integrated fridge/freezer, and washing machine. The space is finished with tiled flooring, under-cabinet lighting, ceiling lighting, multiple power points, and a modern column radiator, resulting in a stylish, well-appointed kitchen and extension that form an impressive focal point of the home.

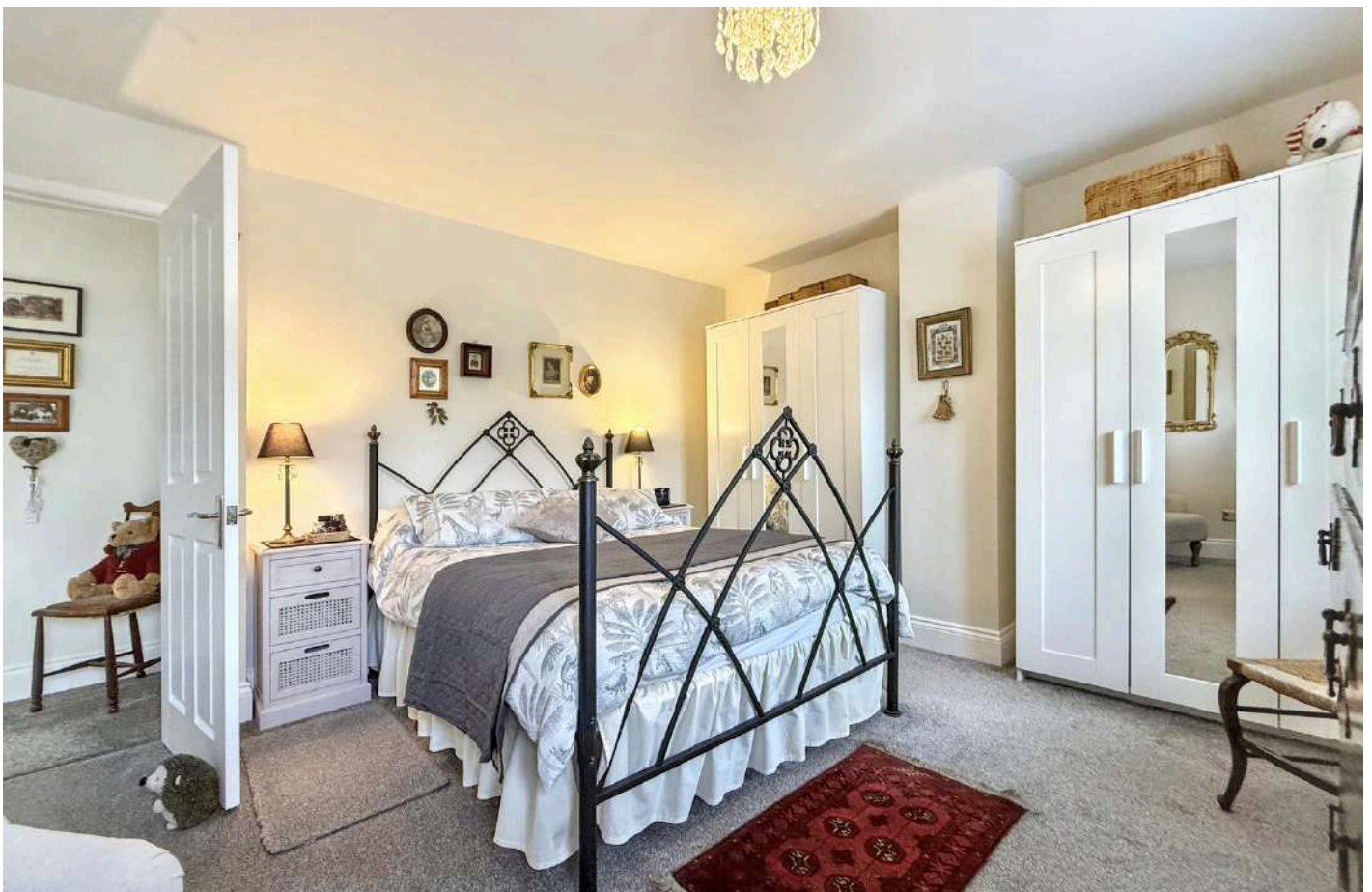


The landing provides natural lighting with loft access via a pull-down ladder. The loft is partially boarded and well insulated, with electrics installed provided by a plug in light, offering useful addition storage.



A well-proportioned and attractively presented double bedroom, offering generous accommodation and a pleasant outlook. The room provides ample space for a double bed and a range of freestanding furniture.

Decorated in neutral tones and fitted carpet, the bedroom enjoys a light and airy feel, enhanced by two windows which allow an abundance of natural daylight.





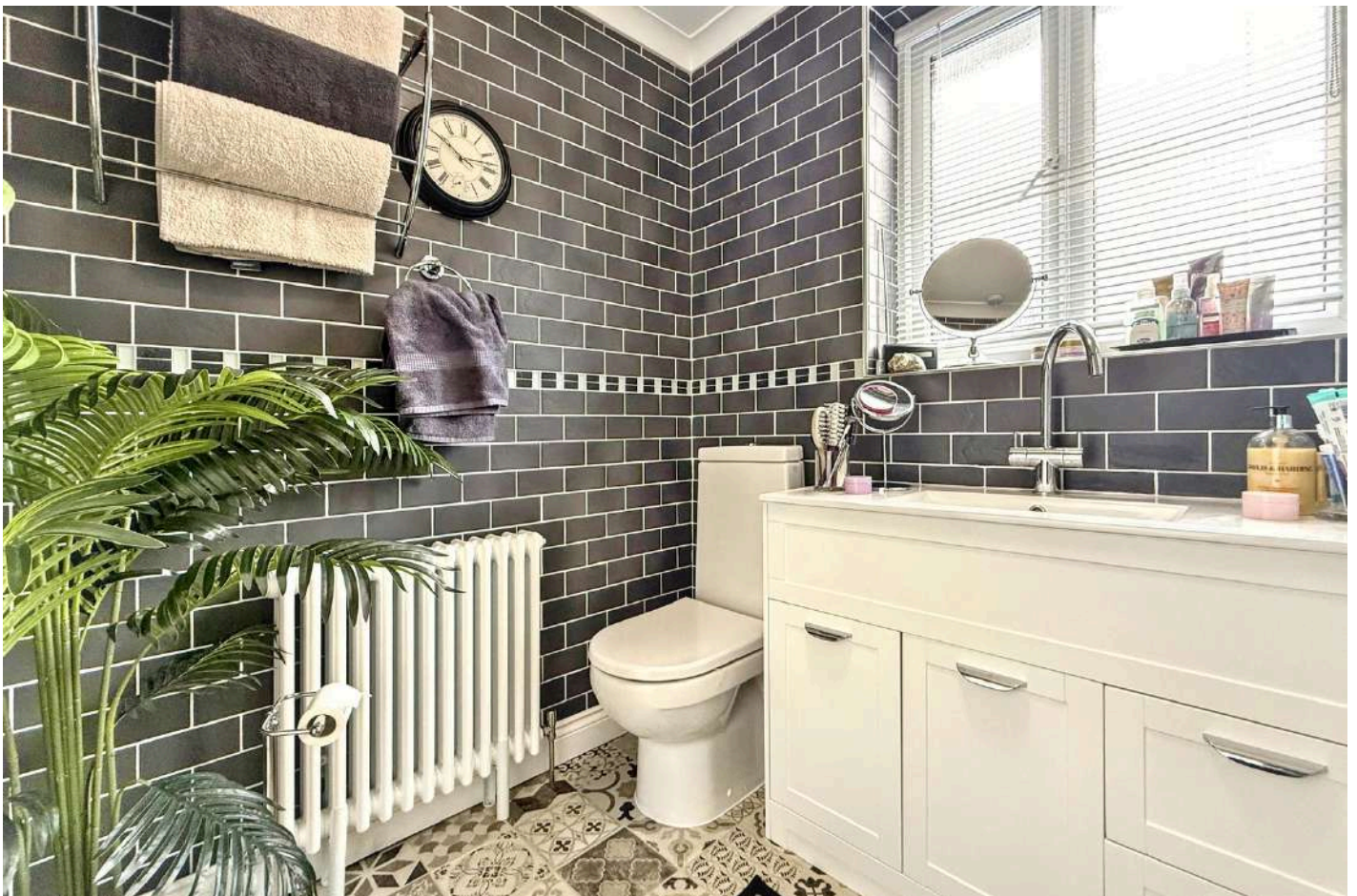
A useful single bedroom enjoying a bright aspect and a straightforward, practical layout. The room features neutral decoration and carpeted flooring, with a window providing natural light.

Suitable for use as a single bedroom, the space would also serve well as a home office or study. This adaptable room offers flexibility within the accommodation and complements the overall layout of the property.



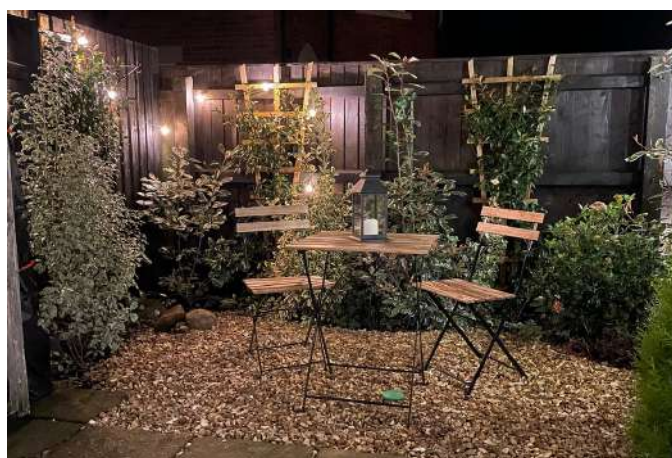


The bathroom has been thoughtfully modernised to a high standard, offering a stylish and contemporary space designed for both comfort and practicality. It features a sleek, well-appointed suite complemented by modern fittings including a shower-over-bath arrangement that provides flexibility for both everyday use. Quality tiling enhances durability and visual appeal, while carefully considered lighting contributes to a bright and inviting atmosphere.



A delightful and private courtyard garden, thoughtfully arranged to provide an attractive and low-maintenance outdoor space. Laid predominantly to gravel with a paved seating area, the garden offers an ideal setting for outdoor dining and entertaining.

Well-established planting and trellis fencing create a pleasant backdrop and a good degree of privacy. The garden directly adjoins the sunroom/conservatory, providing a seamless connection between indoor and outdoor living and making this a particularly appealing space to enjoy throughout the year.

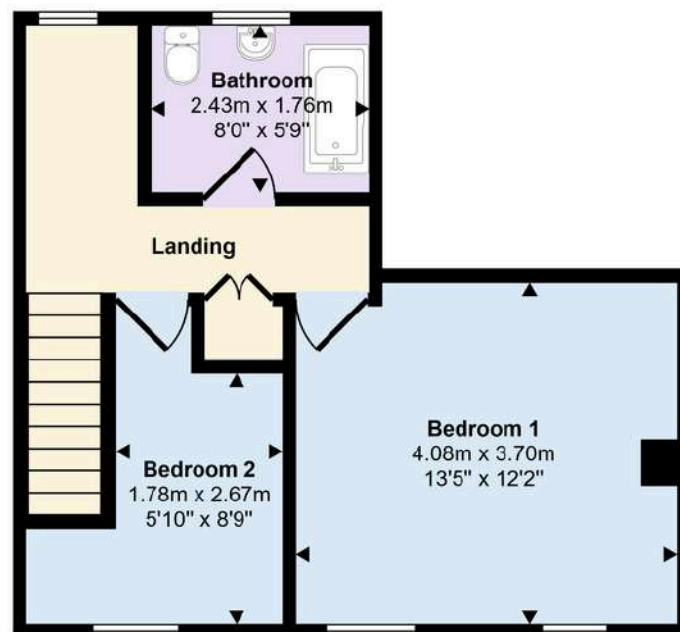


Approx Gross Internal Area
76 sq m / 821 sq ft



Ground Floor

Approx 41 sq m / 438 sq ft



First Floor

Approx 36 sq m / 383 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///shapes.mango.gong

Directions

From Louth town centre, leave the town heading east on the A16 towards Grimsby. After approximately 1.5–2 miles, take the turning right signposted for Little Cawthorpe / Legbourne. Follow this road into Little Cawthorpe, continuing through the village. The property is located near The Splash Public House, which is a well-known local landmark and helps identify this part of the village. Little Cawthorpe enjoys a convenient position just outside Louth, offering easy access to the town while retaining a quiet village setting.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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