



CHOICE PROPERTIES

Estate Agents

Lings Hill ,
South Elkington, Louth, LN11 0RU
Reduced To £585,000



Choice Properties are delighted to bring to the market this stunning and stylish four bedroom (1 en-suite) detached family home which is privately set back and sits proudly upon an elevated plot in the ever so sought after village of South Elkington, just a short distance from the thriving market town of Louth. This expansive and beautifully presented property overlooks tranquil and astonishing open views of the Wolds and Countryside and boasts an impressive enclosed plot with ample parking. Early viewing is highly advised!

Offering generously proportioned rooms throughout with an exceptional and desirable layout, the abundantly light and immaculately presented accommodation comprises:-

Entrance porch

5'6" x 5'11"

Featured double opening timber doors to the front aspect, tiled flooring, door to:-

Open plan kitchen/dining room

12'5" x 24'4"

Stunning open plan kitchen/diner fitted with a designer range of wall and base units with complimentary Quartz worksurfaces over, integrated Bosch appliances , one and half bowl sink unit with stainless steel mixer tap, Quooker instant hot water tap - including filtered cold/still sparkling water, featured central island with incorporated breakfast bar, Amtico flooring, bi-fold doors to the rear aspect leading out into the garden, inset spot lights to the ceiling, ample room for a dining table, stylish staircase to the first floor, door to:-

Utility room

7'5" x 9'10"

Fitted with stylish wall and base units with complimentary worksurfaces over, tiled flooring, plumbing for a washing machine, space for a tumble dryer, inset spot lights to the ceiling, pedestrian door leading into the double garage, pedestrian door to the side aspect leading out into the garden.

Reception room

21'2" x 11'4"

With impressive dual aspect windows featuring large picture window the front aspect overlooking gorgeous views of the Wolds, French double opening patio doors to the rear aspect leading out into the garden, featured log effect gas fire set into surround gas fire operated by remote control and remote controlled window blinds in the reception room, TV Aerial point, telephone point, inset spot lighting to the ceiling.

Office

8'11" x 12'8"

Spacious room lending itself to numerous uses but is currently being used as a home office, inset spot lights to the ceiling.

Cloakroom

3'2" x 3'10"

Fitted with a stylish two piece suite comprising wash hand basin with stainless steel mixer tap set into vanity unit, dual flush w.c., partly tiled walls, chrome heated towel rail.

Landing

3'7" x 24'3"

Abundantly light and spacious landing with dual aspect windows, loft access (wood panelled and carpeted with power and lighting), inset spot lights to the ceiling.

Bedroom 1

9'9" x 15'4"

Remarkably spacious master bedroom, inset spot lights to the ceiling, door to:-

En-suite bathroom

6'8" x 8'11"

Fitted with a stylish four piece suite comprising panelled bath with mains shower over, shower cubicle with main shower over, wash hand basin with stainless steel mixer tap and dual flush w.c. set into vanity unit, partly tiled walls, inset spot lights to the ceiling, tiled flooring.

Bedroom 2

12'8" x 12'2"

Spacious double bedroom with inset spot lights to the ceiling, stylish built in wardrobes.

Bedroom 3

15'11" x 11'4"

Spacious double bedroom with inset spot lights to the ceiling, stylish built in wardrobes.

Bedroom 4

8'11" x 11'11"

Spacious double bedroom with inset spot lights to the ceiling.

Bathroom

9'2" x 8'10"

Fitted with a modern four piece suite comprising panelled bath with mains shower over, large shower cubicle with mains shower over, wash hand basin set into vanity unit, dual flush w.c., partly tiled walls, tiled flooring, inset spot lights to the ceiling.

Driveway

Gravelled driveway providing off road parking for ample vehicles, including a caravan/motorhome.

Double garage

20'4" x 19'10"

Large double garage, with two up and over doors, power and lighting.

BBQ Store/Utility room

7'0" x 6'6"

Useful outdoor store lending itself to numerous uses, fitted wall and base units, power and lighting.

Garden

The property stands proudly upon an attractive and generously sized plot. To the rear of the property is a beautifully maintained garden which is privately enclosed with timber fencing to the boundaries. The garden is neatly laid to lawn and features an abundance of well established and attractive plants, trees and shrubbery throughout. There is a beautiful raised seating area which overlooks the whole garden and is perfect for soaking up the sunshine, dining alfresco or entertaining guests. There is an attractive timber Summerhouse (with power and lighting) with double opening doors to the front aspect, ideal as a further secluded seating area. Featured stone steps lead down to the rest of the garden with paved footpath, feature pergola and timber storage shed. There are also outdoor water taps to both the front and rear gardens.

Note

The property also benefits from a security alarm system and Hive Smart heating/hot water control system. There is also a recently replaced 'Worcester' Bosch boiler with 8 years guarantee remaining.

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 F.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

Viewing arrangements

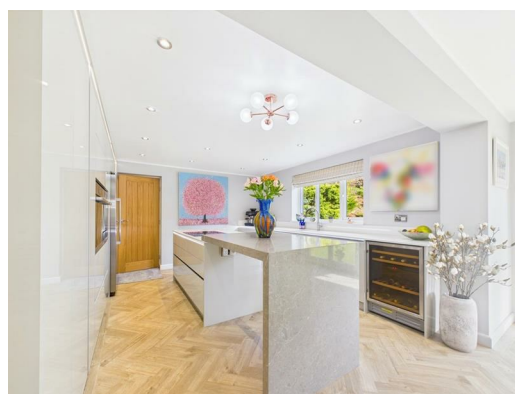
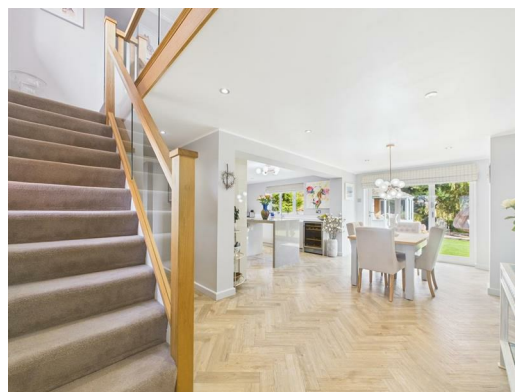
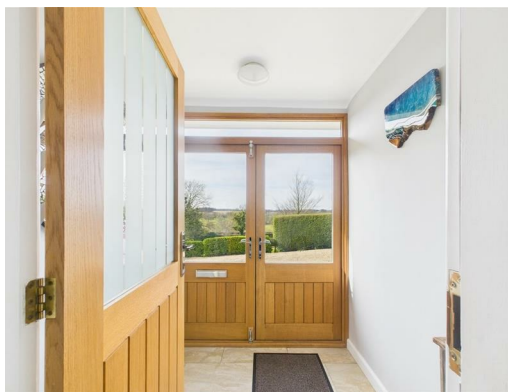
Viewing by Appointment through Choice Properties, Alford - Tel 01507 860033.

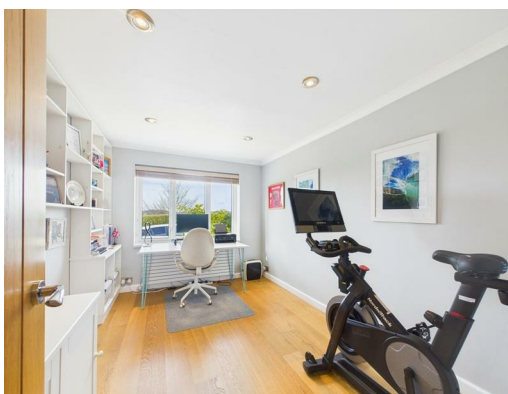
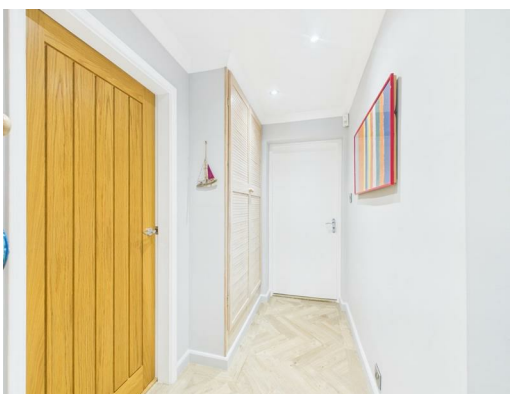
Opening hours

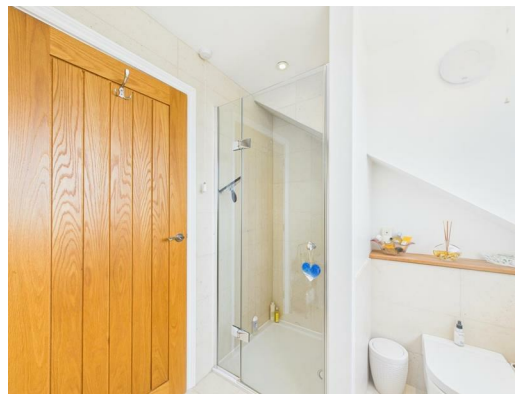
Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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⁾

2107.89 ft²

Reduced headroom

14.34 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From Louth town centre, head towards the bypass along the B1200. At the roundabout take the second exit towards Market Rasen. Continue until the fork in the road where you will fork left towards Wragby and Lincoln. Continue on this road and Lings Hill can be found on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	61		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

