



# CHOICE PROPERTIES

*Estate Agents*

Brickyard Lodge Main Road,  
Louth, LN11 8JQ

Price £399,950



Choice Properties are delighted to bring to market this generously sized three bedroom detached bungalow situated on a sizable plot of one acre (approx.) located in the sought after countryside village of South Reston. The interior of the property benefits from large rooms and plenty of windows which provides natural light and creates a bright and airy interior. To the exterior, the property benefits from a detached brick built garage, and private driveway space for multiple vehicles. With No Onward Chain, Early Viewing Is Highly Advised.

Situated on a plot of approximately 1 acre and with the additional benefit of solar panels and an air source heat pump, the generously proportioned internal living accommodation comprises:-

### **Hallway**

12'2 x 11'7

Internal doors to the majority of rooms. Composite entrance door. Built in storage cupboard housing the hot water tank. Radiator. Power points. Telephone point. Thermostat.

### **Living Room**

14'11 x 19'11

Spacious living room with an impressive fireplace with brick surround, tiled hearth, and hardwood beamed mantel currently home to a log burner. Radiator. Power points. Dual aspect uPVC windows. Sliding uPVC door leading to the rear garden.

### **Kitchen/Dining Area**

21'10 x 11'3

Fitted with a range of wall, base, and drawer units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Four ring electric hob with extractor hood over. Integral twin eye level oven. Space for dishwasher. Space for fridge freezer. Space for dining room table. Access to large open boarded loft space (with potential for further conversion) via loft hatch. Radiator. Power points. Part tiled walls. Radiator. Internal door to utility room. Spot lighting.

### **Utility Room**

7'0 x 8'10

Fitted with base units with work surfaces over. Single bowl stainless steel sink with single taps and drainer. Plumbing for washing machine. Console for solar panels. Consumer unit. External uPVC door leading to driveway. uPVC window to rear aspect. Part tiled walls. Power points.

### **Shower Room**

2'11 x 8'7

Fitted with full waterproof panelled shower cubicle and a low level wc. Radiator. Frosted uPVC window to rear aspect.

### **Bedroom 1**

11'10 x 12'11

Double bedroom with large window to side aspect. Radiator. Power points. Tv aerial point.

### **Bedroom 2**

10'10 x 11'6

Double bedroom with large uPVC window to rear aspect. Radiator. Power points.

### **Bedroom 3**

7'10 x 9'4

Small double bedroom with large uPVC window to rear aspect. Radiator. Power points. Tv aerial point.

### **Bathroom**

6'10 x 8'0

Fitted with a three piece suite comprised of a panelled bath with tiled splash back and single taps, a low level wc, and a pedestal wash hand basin with single taps. Radiator. Power points. Part tiled walls. Fitted shelving. Extractor. Frosted uPVC window to rear aspect.

### **Storage Room**

4'6 x 3'11

Ideal roomy storage space useful for housing ironing boards, vacuum cleaners, coats, and shoes. Radiator. uPVC window to front aspect.

## **Garage**

14'5 x 20'8

Fitted with power and lighting and an up and over garage door. Vaulted ceilings. Pedestrian access door to side. uPVC window to side. Fitted shelving. Consumer unit.

## **Gardens**

The property is situated on a plot of approximately 1 acre and benefits from copious amounts of garden space. The garden is currently separated into two areas with a ranch rail fence dividing them. The first area is the smaller of the two garden spaces at 0.35 acres (approx) and is a laid to lawn wrap around garden that encircles the property and features hedges to the perimeter. This area also features various plants and trees which add a plethora of colour to the garden. The second garden area is the larger of the two spaces at 0.65 acres (approx) . This space is also entirely laid to lawn and features hedging and wire fencing to the perimeter. The grounds feature trees of various maturities and both garden areas benefit from extensive views overlooking nearby farmland.

## **Driveway**

Private gated driveway with hard standing providing off the road parking for multiple vehicles.

## **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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

## **Opening Hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. 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.

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. 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 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
1537 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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# Directions

Exit Louth Via Legbourne Road and continue until you reach the roundabout where you take the 2nd exit towards Legbourne. Continue on this road for 4.5 miles into the village of South Reston. The road will have a sharp 90 degree right turn, 300m after this take a left down a small side track. Follow this track and the property can be found on you 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                             |                         | 78      | 78        |
|   | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |         |           |
| England & Wales   |                         |         |           |
|   | EU Directive 2002/91/EC |         |           |

