

Buy. Sell. Rent. Let.



The Barn, Hasthorpe Road, Sloothby, LN12 9NS



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£550,000

When it comes to
property it must be


lovelle



£550,000



Key Features

- Substantial and Unique Detached Four Bedroom House
- With Lounge, Study, Dining Kitchen and Utility Room
- Master Suite with Ensuite and Dressing Room
- Bedroom Two also with Ensuite and Dressing Room, Further Two Bedrooms with Family Bathroom

- Stiking Galleried Landing and First Floor Snug
- Driveway with Double Garage
- EPC rating C
- Tenure: Freehold





A substantial and impressive four-bedroom detached home, offering generous accommodation, stylish finishes and excellent versatility throughout. The property provides an ideal blend of comfort, space and modern family living. The ground floor features a welcoming lounge, formal study, spacious dining kitchen and useful utility room. Upstairs, a striking galleried landing leads to a versatile snug, while the luxurious principal suite benefits from a deluxe ensuite and expansive dressing room. Bedroom two also enjoys an ensuite and dressing room, with two further bedrooms served by a well-appointed family bathroom. Outside, a private driveway leads to a double garage, while the enclosed rear garden has been thoughtfully landscaped with a summer house and covered patio area – perfect for relaxing and entertaining. Situated in a sought-after location, the property enjoys a peaceful and attractive setting while remaining conveniently placed for a range of local amenities, quality schools, leisure facilities and transport links. The surrounding area offers a pleasant balance of tranquillity and convenience, with excellent connectivity to neighbouring towns and wider destinations. A superb family home offering space, flexibility and an exceptional lifestyle.

Entrance

Entered via a composite door to;

Reception Hall

4.6m x 2.11m (15'1" x 6'11")

With a tiled floor and underfloor heating, staircase to first floor, doors to;

Study

3m x 2.84m (9'10" x 9'4")

With window to the front aspect, tiled floor with underfloor heating, airing cupboard housing double size hot water cylinder, underfloor heating controls.

Cloakroom

With tiled floor, underfloor heating, low level WC, wash hand basin.

Family/Cinema Room

5.89m x 4.42m (19'4" x 14'6")

With two feature arched windows and fitted shutters to the front aspect, inset ceiling spotlights, tiled floor with underfloor heating and brick built bar area. Infocus Projector with screen and surround sound.

Garden Room

7.04m x 3.81m (23'1" x 12'6")

With bi-fold doors to the rear aspect, vaulted ceiling, inset spotlights, roof windows, tiled floor with underfloor heating.

Lounge

5.87m x 5.59m (19'4" x 18'4")

With window to the rear aspect underfloor heating and feature fireplace with hearth and wood burner.

Dining Kitchen

8.99m x 4.27m (29'6" x 14'0")

With windows to both aspects, double doors to the rear aspect, inset spotlights, tiled floor with underfloor heating. Fitted with a range of base cupboards with granite work surfaces over, integrated sink, integrated

hotpoint dishwasher, cupboards and drawers under. A further work surface return with inset rangemaster electric cooker, with cupboards under, cupboards and extractor over. Further work surfaces forms a breakfast bar to one side with cupboards under. A range of tall units with a Hisense American fridge Freezer.

Utility Room

4.39m x 3.17m (14'5" x 10'5")

(maximum dimensions) With window and part glazed door to the side aspect, tiled floor with underfloor heating, extractor, built in cupboards, door to garage, work surface with cupboards under, plumbing for hotpoint washing machine, hotpoint tumble dryer, Further work surface with inset stainless steel sink with drainer, mixer tap, cupboards under, door to;

WC

2.32m x 1.19m (7'7" x 3'11")

With low level WC.

Galleried First Floor Landing

With seating area which overlooks the garden room, inset ceiling spotlights, built-in linen cupboard, radiator, shelving.

Master Bedroom

4.11m x 3.51m (13'6" x 11'6")

(maximum dimensions) With window to the rear aspect, radiator.

Dressing Room

2.47m x 2.29m (8'1" x 7'6")

With radiator.

En-Suite

1.94m x 1.43m (6'5" x 4'8")

With inset ceiling spotlights, heated towel rail tiled walls, shower enclosure with mixer shower fitting, low level WC, wall mounted hand basin, with mixer tap.

Bedroom Two

4.37m x 3.89m (14'4" x 12'10")

(maximum dimensions) With window to the side aspect, inset ceiling spotlights, radiator, built in cupboard, opening to;

Dressing Room

4.65m x 2.51m (15'4" x 8'2")

With roof window, radiator, door to;

Store

Sitting Room/Snug

6.81m x 2.9m (22'4" x 9'6")

(maximum dimensions) With roof window, inset spotlights.





Ensuite

2.65m x 1.5m (8'8" x 4'11")

With inset spotlights, chrome heated towel rail, tiled walls, shower enclosure with mixer shower fitting close coupled WC, wall mounted hand basin with mixer tap.

Bedroom Three

3.43m x 2.82m (11'4" x 9'4")

With window to the front aspect, radiator.

Bedroom Four

3.4m x 2.24m (11'2" x 7'4")

With window to the front aspect, radiator, access to roof space.

Family Bathroom

3.35m x 1.96m (11'0" x 6'5")

With window to the side aspect, inset spotlights, chrome heated towel rail, tiled walls. Fitted with a suite comprising panelled bath, shower enclosure with mixer shower fitting, low level WC, wall mounted hand basin with mixer tap.

Double Garage

7.19m x 4.83m (23'7" x 15'10")

With two remote controlled electric up and over doors, service door to the side, light and power.

Summer House

6.15m x 3.47m (20'2" x 11'5")

Timber built, open fronted with decked flooring and six seater hot tub.

Outside

To the front of the property this is a large block paved area which provide ample off-road parking and hardstanding. The rear garden is enclosed and laid to lawn with a part covered block pave patio area. The property occupies a approximately 0.24 acre (subject to survey)

Services

We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you

require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Sloothby is a peaceful rural village nestled in the beautiful East Lindsey countryside between the Lincolnshire Wolds and the sandy beaches of the east coast and close to the popular market town of Alford. Surrounded by open farmland and wide skies, the village offers a tranquil setting while remaining within easy reach of Skegness and the Historic town of Louth.

Directions

Take the A158 out of Skegness. At the Gumby roundabout take the third exit sign posted Welton Le Marsh, follow the road through the village and take a right hand turn sign posted Sloothby. Follow this lane for some 2 miles and then turn left signposted Hansthorpe, continue down this lane, enter the village and just past the 30 Mile sign posts the property will be found on the right hand side marked by our for sale board.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/4kjHgAhiEJ94hT79FMkhQu/view>

Material Information Data

Tenure: Freehold

Council tax band: E

EPC rating: C

Detached house, standard brick and block construction

4 bedrooms, 3 bathrooms, 5 receptions

Accessibility adaptations: Level access, Wide doorways, and Level access shower

Loft: insulated and unboarded, accessed by From bedroom

Outside areas: Front garden, Side garden, and Rear garden

No spray foam insulation

Mains electricity

Mains water

Foul drainage: Sewerage treatment plant

No mains surface water drainage

Oil central heating

Heating features: Double glazing, underfloor heating, wood burner, and passive House design

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone ok, Three good, EE good

Parking: Driveway, Garage, Off Street, and Private

Not in a controlled parking zone

No disabled parking available

EV charging point installed

Not a listed building

Not in a conservation area

No environmental risks recorded

No specialist issues recorded

Onward chain: yes

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Title Register Restrictions

The owner does not have any rights over the neighbouring land to the south that would stop that neighbour from building or developing their property.

The property is subject to certain rights kept by a previous owner in a 2009 document, which may limit how the land is used.

There are rules (known as restrictive covenants) contained in a 2009 document that limit how the property can be used. These are common and ensure the character of an area is maintained.

The current owner has a legal duty to follow all existing rules and promises (covenants) mentioned in the property's legal records.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

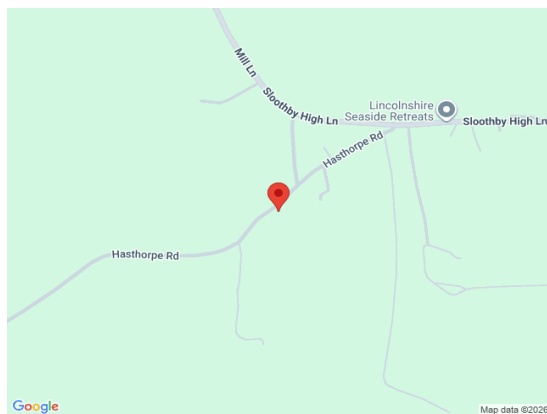
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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 representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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01754 769769

skegness@lovelle.co.uk