

Buy. Sell. Rent. Let.



Louth Road, North Cockerington



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When it comes to
property it must be


lovelle



£225,000 CASH ONLY



A rare opportunity to acquire a spacious, four-bedroom detached bungalow on a 1/3 acre plot in a rural location, offering excellent potential for renovation and personalisation, with extensive gardens, ample parking, and flexible living space, perfect for creating your ideal countryside home.

Key Features

- Spacious 0.5 Acre Plot
- Detached Four Bedroom Bungalow
- Renovations Required Throughout
- Kitchen & Large Utility/Workshop
- Bathroom, Shower Area & Cloakroom WC
- Large Lounge Diner
- Ample Off Road Parking
- Open Fields to Side & Rear
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





*** Please note the property requires full renovations throughout, including heating and electrics ***

Presenting a rare opportunity to acquire a spacious detached bungalow, set within the surroundings of a desirable rural village location. This four-bedroom property is offered for sale and stands on an impressive plot of approximately 1/2 acre, providing both space and scope for those looking to undertake a comprehensive renovation project.

The property itself boasts a traditional bungalow layout and offers immense potential for buyers seeking to create a bespoke family home or a spacious countryside retreat. The spacious grounds are a particular highlight, with ample parking available on site, ideal for multiple vehicles or even a motorhome. The generous plot further facilitates a variety of outdoor uses, whether for beautifully landscaped gardens, further extensions (subject to planning), or outdoor entertaining spaces.

The principal reception area is arranged as an open-plan lounge dining room, providing a flexible and inviting living space for both family gatherings and formal entertaining. A striking feature of this room is the large, exposed brick fireplace to the centre of the room. This attractive focal point offers considerable character, whilst the open-plan configuration welcomes natural light and gives the room an airy feel with patio doors leading to the courtyard/former swimming pool.

Leading through to the kitchen, you'll find a practical and spacious area fitted with a double oven mounted at face height, ideal for those who enjoy cooking and baking. The kitchen is further complemented by a large walk-in cupboard, affording invaluable storage space for kitchen essentials, dry goods, or even as a pantry. Plumbing is already in place, thus providing a strong basis for a fully modernised kitchen installation. Off the kitchen lies an exceptionally large utility and workshop room. This versatile space is perfect for laundry appliances, additional storage, or those with hobbies or trades requiring extra room to work from home. Its generous proportions make it a valuable asset to the overall accommodation.

The sleeping quarters comprise four double bedrooms, each offering ample space to comfortably accommodate family members or visiting guests. Whether used as bedrooms, home offices, or hobby rooms, these versatile spaces provide tremendous flexibility for modern living. Off the master bedroom is the former pump room for the swimming pool which could be converted into a large ensuite to the master.

Serving the bedrooms is a family bathroom, well laid out with a four-piece suite. The current arrangement provides a solid foundation to create a contemporary family bathroom, with enough space to comfortably install both bath and shower facilities. As well as the addition of a shower area off the hallway and a separate cloakroom WC.

The entire property does require extensive renovations throughout, presenting a blank canvas for those wishing to personalise the residence to their own tastes and specifications. Modernisation will not only restore the property to its former glory but allows for the installation of the latest amenities and finishes. For buyers with vision, this represents an unmissable opportunity to create a home of distinction in a fabulous countryside setting.

Externally, the extensive grounds that surround the bungalow present great potential for landscaping and recreational use, there has formally been a swimming pool to the rear of the property which with works could be revitalised. Whether you envisage a beautiful garden, a productive vegetable patch, or simply desire wide open spaces for children and pets, the scope is extensive. With the added advantage of tidying up the boundaries and opening up field views.

The residence falls within Council Tax Band C, supporting its suitability for families or those seeking a rural lifestyle with accessible ongoing running costs.

This property is ideally suited to purchasers seeking a rural lifestyle, surrounded by open countryside, and desiring the peace, privacy, and freedom such an environment affords. With its spacious plot, desirable location, and inherent potential, it is a property not to be missed by those aspiring to create a truly special home in the heart of the countryside.

Viewings are highly recommended to fully appreciate the size, scope, and potential available.

Room Measurements

Lounge Diner: 24'03" x 13'11"

Kitchen: 10'08" x 10'09"

Utility / Workshop: 15'03" x 16'05"

Cloakroom WC: 5'00" x 4'09"

Bedroom One: 14'05" x 10'07"

Bedroom Two: 10'11" x 9'06"

Bedroom Three: 8'11" x 9'11"

Bedroom Four: 9'03" x 8'10"

Bathroom: 9'03" x 11'03" (max)

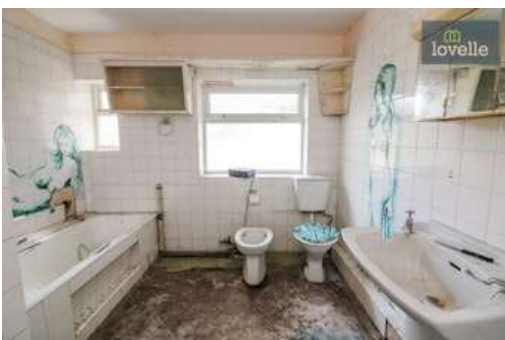
Shower: 3'03" x 4'05"

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and Broadband Checker

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

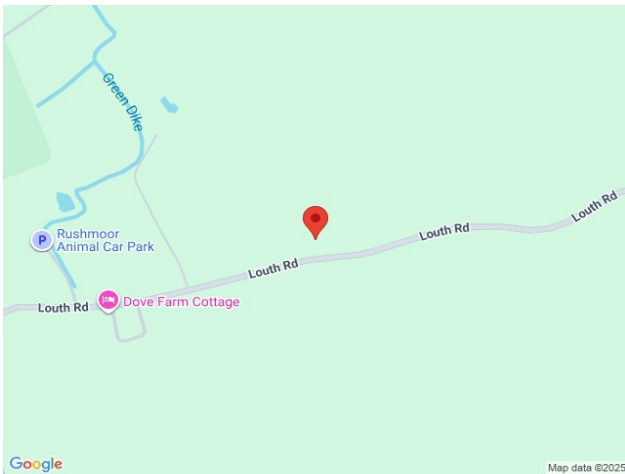




Ground Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.



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