



CHOICE PROPERTIES

Estate Agents

32 St. Marys Lane,
Louth, LN11 0DT **Reduced To £385,000**



****SIX BEDROOM HOUSE WITH THE ADDITIONAL OPTION OF TWO BUILDING PLOTS****

Located in one of Louth's most desirable postcodes, and on the market for the first time in over 70 years, Choice Properties offer for sale an interesting property which offers either an exciting development opportunity or a rare chance to transform this grand house into a most fabulous home and extensive gardens. Offering approx 2538 square feet of accommodation this home features 6 Bedrooms and 4 Reception Rooms and stands in extensive grounds. With the option to purchase separately or as a collective investment opportunity with the two building plots we invite you to view at your earliest convenience.

The various price options are:-

£385,000 for the house only

£735,000 as a whole including the 2 building plots

Or alternatively you can purchase only the plots for:-

£175,000 for Plot 1

£175,000 for Plot 2

The Edwardian house dates from 1906 and is built in the half-timbered style typical of the period, retaining many original features. The three bay south facing frontage, having been enlarged by the historical addition of parts of the neighbouring house to which it is attached, boasts a veranda across much of its width, roofed and with glazed gables. The house would benefit from a scheme of refurbishment or renovation, and this is reflected in its pricing.

The internal accommodation of the house comprises:-

Veranda

34'1 x 9'7

The front door is approached via a south-facing veranda or open porch with tiled roof and glazed gables running much of the width of the house having Edwardian tiled flooring.

Hallway

6'3 x 14'11

With large hardwood entrance door. Edwardian mosaic tiled floor, currently carpeted. Radiator. Door to rear hallway. Staircase leading to first floor landing. Internal hardwood doors to sitting room and dining room.

Dining Room

13'10 x 14'0

Large dining room with double opening door to veranda. Large fireplace with emerald tiled surround. Power points. Serving hatch to kitchen. Door to:-

Reception Room

14'0 x 16'9

Large reception room with impressive fireplace with stone hearth and surround. Double opening doors to veranda. Internal door leading to utility room. Radiator. Power points.

Sitting Room

13'5 x 14'6

With grand walk-in bay window to front aspect. Large window to side aspect. Impressive open fireplace with stone hearth and surround. Radiator. Power points. Tv aerial point.

Kitchen

10'8 x 12'1

Fitted with wall and base units with work surfaces over. Bay window to rear aspect. Large stainless steel sink with mixer tap and double drainer. Space for fridge freezer. Plumbing for dishwasher. Space for range cooker. Vintage faux wall tiling. Power points. Door to rear hallway. Sliding door to:-

Utility Room

10'9 x 9'10

Fitted with base units with work surfaces over. One bowl ceramic sink with single taps and drainer. Vintage faux wall tiling. Pull up Edwardian clothes airer. Plumbing for washing machine. Window to rear aspect. Power points. Fitted storage cupboard. Door to reception room. Sliding door to kitchen.

Breakfast Room

12'0 x 11'11

With a plethora of fitted wall mounted storage. Space for a dining room table. Two windows to side aspect. Power points. Radiator. Door to:-

Pantry

5'7 x 9'9

Fitted with wall mounted shelving. Boiler. Consumer unit. Thermostat. Meters. Window to rear aspect.

Rear Hallway

Internal doors to wc, kitchen, breakfast room and boot room. Back door to Greenhouse. Understairs storage cupboard. Fitted storage cupboard.

WC

2'6 x 6'4

Fitted with a low level wc.

Boot Room

4'11 x 5'11

Fitted with ample shelving space. Wall mounted wash hand basin. Window to rear aspect.

Lean-To Greenhouse

12'7 x 5'10

With slanted roof and fitted shelving. Windows to all aspect. Power points. Door to:-

Coal House

3'9 x 7'8

Roomy coal house providing outdoor storage.

Landing

9'8 x 20'0 (to furthest measurement)

With hardwood internal door to all bedrooms. Access to loft via loft hatch. Window to front aspect. Telephone point.

Bedroom 1

13'10 x 16'10

Large double bedroom with hardwood flooring. Window to front aspect. Secondary door leading to bedroom 6. Fitted shelving in chimney breast. Radiator. Power points.

Bedroom 2

12'11 x 16'10

Large double bedroom with large window to front aspect. Two large double door fitted wardrobes. Radiator. Power points.

Bedroom 3

13'5 x 14'6
Double bedroom with bay window to front aspect. Window to side aspect. Fitted wardrobes. Fitted shelving in chimney breast. Radiator. Power points.

Bedroom 4

12'0 x 11'11
Double bedroom. Window to side aspect. Radiator. Power points.

Bedroom 5

10'3 x 13'8
Double bedroom with walk in bay window to rear aspect. Window to side aspect. Access by extending ladder to large boarded loft space. Wall mounted storage unit. Power points.

Bedroom 6

10'9 x 9'11
Radiator. Power points. Window to rear aspect

Ante Room to Bedroom 2

9'2 x 6'10
Radiator. Window to rear aspect. Fitted storage space. Walk-in shower cubicle. Internal doors to bedroom 2 and:-

WC

9'9 x 2'9
Fitted with a low level wc and a corner wall mounted wash hand basin.

Bathroom

6'4 x 6'4
Fitted with a pedestal wash hand basin and a tiled bath with single taps. Fully tiled walls. Large built in storage cupboard. Window to rear aspect.

WC

2'11 x 6'3
Fitted with a low level wc. Fully tiled walls. Window to rear aspect.

Outbuildings

The greenhouse leads out to a concreted yard area giving access to a large brick built shed with window to garden and power points, and a second brick built shed.

Garden

The property stands in extensive grounds and benefits from both a front and rear garden. The gardens feature a plethora of mature plants, trees, and shrubbery which flood the garden with life.

Driveway

The property benefits from a private driveway which provides off the road parking for several vehicles.

Building Plot Information (Optional Extra)

There are two building plot at the property which can be purchased alongside the main residence. The building plots have reserved matters approval and further information regarding the building plots can be found via the East Lindsey Planning Portal using the reference no: 03578/25/RES.

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.

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

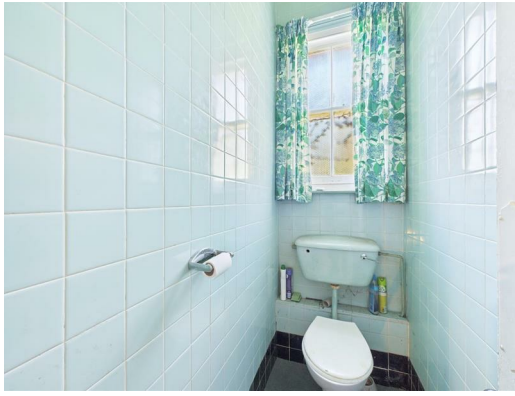
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

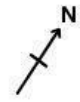
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.









Approximate total area^m
2538 ft²

Floor 0

Floor 1

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE 360

Directions

From our office, head East on Mercer Row and continue onto Market Place. Continue on Eastgate then turn left onto Northgate. Turn right onto Chequergate and then turn right onto Bridge Street. Continue onto Grimsby road and and then turn left onto St Marys Lane. Continue on St Marys lane for a short while and you will find the property on your right 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		EU Directive 2002/91/EC	75

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

