



# CHOICE PROPERTIES

*Estate Agents*

Hillcrest Top Road,

Little Cawthorpe, Louth, LN11 8NB

Offers In The Region Of £475,000



It is a pleasure for Choice Properties to bring to market this stunning three bedroom (one ensuite) detached bungalow located on Top Road situated in the ever sought after countryside village of Little Cawthorpe. The generously sized property stands in impressive grounds boasting expansive countryside views and internally features spacious rooms including a kitchen, living room, dining area, conservatory, utility room, three bedrooms (one ensuite), family bathroom, and two wc's. To the exterior, the property further benefits from a detached double garage, a large in & out driveway, and beautifully presented gardens to the front and rear. With No Onward Chain, Early Viewing Is Highly Advised.

With all carpets, curtains, blinds, light fittings, & garden furniture remaining and the additional benefit of gas fired central heating and uPVC double glazing throughout, the generously proportioned internal living accommodation comprises:-

### **Entrance Hall**

7'1" x 8'8"

With composite entrance door. uPVC windows to three aspects. Storage cupboard housing console for solar panels, batteries for solar panels, and fitted storage. Power points. Radiator.

### **Hall**

15'8" x 5'8"

Internal doors to the majority of rooms. Two radiators. Access to loft via loft hatch. Glass fronted corner storage unit. uPVC window to rear aspect. Power points. Consumer unit in box unit.

### **Kitchen**

10'10" x 13'7"

Fitted with shaker style wall and base units with work surfaces over. Two bowl ceramic Belfast sink with chrome mixer tap and drainer integrated into work surface. Internal door to dining room and conservatory. Five ring gas hob with integrated extractor over. Double integral eye level 'NEFF' oven. Fridge freezer. Spot lighting. Ceiling fan. Tiled flooring. Plumbing for dishwasher.

### **Dining Room**

10'4" x 13'2"

Space for dining room table. uPVC window to front aspect. Internal door to living room. Radiator. Power points.

### **Living Room**

22'3" x 21'4"

Spacious living room with two large bay windows to front aspect. Gas fireplace with quartz hearth and mantel. uPVC doors leading to conservatory. Radiator. Power points. Tv aerial points.

### **Conservatory**

10'8" x 31'11"

With uPVC windows to all aspects. Tiled flooring. External uPVC doors leading to rear garden. Radiators. Power points. Space for breakfast table. Two ceiling fans.

### **Lobby**

4'4" x 6'3"

Tiled flooring. Opening to utility room.

### **Utility Room**

13'3" x 6'3"

Fitted with wall and base units. Single bowl stainless steel sink with mixer tap and drainer. Space for fridge freezer. Washing machine and dryer included in the sale. Tiled flooring. uPVC window to side aspect. Access to loft via loft hatch. External door leading to driveway.

### **WC**

4'8" x 3'1"

Fitted with a push flush wc and a wash hand basin set over vanity unit with chrome mixer tap. Part tiled walls. Heated towel rail. uPVC window to rear aspect. Back lit mirror.

### **Bedroom 1**

12'6" x 14'4"

Double bedroom with a plethora of fitted wardrobe space. Large uPVC window to front aspect. Radiator. Power points. Internal arch door to en suite.

### **Ensuite Wetroom**

7'6" x 3'4"

Fitted with a three piece suite comprised of a walk in electric shower, pedestal wash hand basin with single taps, and a push flush wc. Chrome heated towel rail. Frosted uPVC window to front aspect. Fully tiled walls. Extractor.

### **Bedroom 2**

12'6" x 11'7"

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

### **Bedroom 3**

11'11" x 11'2"

Double bedroom currently used as a hobby room. Large uPVC window to rear aspect. Radiator. Tv aerial point. Ceiling fan. Power points.

## **Wet Room**

8'9" x 7'5"

Fitted with a three piece suite comprised of a panelled jetted bath with chrome mixer tap and shower attachment over, a walk in shower with overhead shower attachment, and a pedestal wash and basin with single taps. Fitted storage cupboard. Fully tiled walls. uPVC window to rear aspect. Extractor.

## **Outdoor WC**

3'5" x 6'3"

Fitted with a pedestal wash and basin with single taps and a low level wc. Composite door leading to rear garden.

## **Garage**

22'1" x 17'10"

Double garage with two electric up and over garage doors. Fitted with power and lighting. Pedestrian access door to side.

## **Gardens**

The property benefits from a fully enclosed rear garden with fencing to the perimeter. This garden is predominantly laid to lawn and is lined with various plants and shrubs adding life and colour to the space. The rear garden also features a patio which provides a ideal place for outdoor seating and part of this area is also covered by a timber gazebo. The rear garden further benefits from a stone footpath that leads to a hidden part of the garden with decking with timber gazebo over and a pond which provides a tranquil retreat. The property also has a garden to the front which is lined with various hedges. Both the front and the rear gardens boast stunning views of the countryside overlooking nearby fields and are connected together via a couple of pedestrian access gates. The outdoor area is also home to solar panels (owned outright), outdoor power, and an outdoor water tap in addition to outdoor sensitive lighting found around the entirety of the property.

## **Driveway**

The property benefits from a gravelled in and out driveway with space for multiple vehicles. The driveway also features hard standing parking space for a further two 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

## **Viewing Arrangements**

By appointment through Choice Properties on 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.

## **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. 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.









Total area: approx. 233.2 sq. metres (2510.0 sq. feet)

# Directions

Exit Louth via Legbourne Road, then at the roundabout take the second exit towards Legbourne. Continue for 700m then turn right onto Pinfold Lane. Continue on this road for 1.25km and you will find the property on your right hand side.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-60) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 70                      | 76        |
| England & Wales                             | 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-60) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

