



Dovecote Coalshore Lane Grainthorpe Louth LN11 7JF

£430,000

JOHN TAYLORS
EST. 1859

Situated down a quiet country lane on the outskirts of the village, this detached dormer chalet style residence enjoys a tranquil rural setting with open countryside views. Standing within grounds of approximately 3 acres, the property includes a grass paddock and a range of outbuildings, offering excellent potential for a variety of uses. While requiring a programme of modernisation throughout, the property presents a fantastic opportunity for purchasers to create a superb family home tailored to their own taste and requirements. The generous plot, peaceful location, and an attractive outlook combine to make this a particularly appealing proposition. The property also benefits from solar panels and is being offered with no onward chain.

Rooms

Porch

With uPVC double glazed window.

Hallway

With radiator.

Lounge

With solid fuel stove and marble fireplace surround, dado rail, radiator and uPVC double glazed window enjoying views of open countryside. Maximum width measurement. 17'3" x 13'1" (5.29m x 4m)

Dining room

With radiator, sliding patio door providing access to sun lounge, archway opening to kitchen.
11'9" x 11'8" (3.64m x 3.62m)

Sun Lounge

With timber framed double glazed windows, uPVC double glazed doors. Maximum depth measurement. 11'3" x 9' (3.47m x 2.77m)

Breakfast Kitchen

With fitted wall and base cupboards and worktops over, enamel double sink, integrated electric hob and oven, tiled splash backs, breakfast bar and integrated fridge. 18'1" x 11'8" (5.54m x 3.61m)

Rear Entrance Lobby

With uPVC double glazed entrance door and built-in cloakroom cupboard.

Wet room

With mains fed shower, close coupled toilet, wash basin, bidet, radiator, uPVC double glazed window and built in airing cupboard housing hot water cylinder and radiator. Maximum measurements. 9'8" x 8'7" (3m x 2.68m)

Bedroom 3

With radiator and uPVC double glazed window.
11'9" x 11'4" (3.63m x 3.48m)

Office

With uPVC double glazed window, built-in cupboard, fitted desk, access to roof space.
8'2" x 6'3" (2.51m x 1.94m)

Stairs To First Floor Landing

With access to roof space.



Bedroom 1

With radiator, uPVC double glazed window, built-in cupboards and access to eaves space. Maximum depth measurement.

17'4" x 13'1" (5.31m x 4m)

Bedroom 2

With radiator and uPVC double glazed window enjoying views of open countryside, built-in cupboards and access to eaves space. Maximum measurements.

17'4" x 12' (5.32m x 3.67m)

Shower Room

With shower cubicle housing electric shower, vanity wash basin, close couple toilet, uPVC double glazed window, electric panel radiator. 6'9" x 5'9" (2.13m x 1.8m)

Outside

The gardens are mostly laid to lawn and include numerous semi-mature trees and shrubs as well as a bank of solar panels, a tarmac driveway, timber summer house and an ornamental pond. Beyond the gardens is the paddock with separate access from Coalshore Lane. Adjoining the property are a number of outbuildings which include a double garage (7.15 m x 5.48m) housing the oil fired central heating boiler as well as having roller shutter doors, power and lighting. There is also another attached garage and two small stores and an outdoor toilet. Away from the house, there is a large block work and asbestos cement sheeted store/workshop (5.73 m x 12 m) which has power and lighting. Also attached to this outbuilding are two open ended lean-to stores. Further adjoining land may be available by separate negotiation.

Services

The property is understood to have a private water supply. Electricity supply. Non-mains drainage. Oil fired central heating and solar panels which we are informed are owned by the sellers.

Mobile Coverage

We understand from the Ofcom website there is 74% coverage from EE, 71% from 02, 68% from Vodaphone and 67% from Three.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 11Mbps and an upload speed of 1Mbps. Superfast broadband is available with a download speed of 80Mbps and upload speed of 20Mbps. Openreach and Quickline are the available networks.

Tenure Property is understood to be freehold.

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band D.

Mandatory Buyer Anti-Money Laundering Check

Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



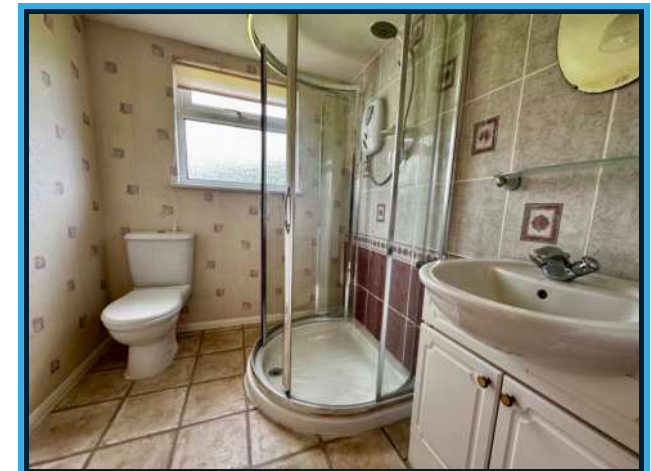


1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 2492 sq.ft. (231.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
85-95	B		
75-85	C		
65-75	D		
55-65	E		
45-55	F		
35-45	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		64 (Current)	77 (Potential)

PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

