CHOICE PROPERTIES

Estate Agents

Grosvenor House Buston Lane, Louth, LN11 8LZ

Offers Over £565,000



It is a pleasure for Choice Properties to offer for sale this most spacious and well presented detached house, occupying a pleasant position in the sought after village of Little Cawthorpe, just a short drive away from the thriving market town of Louth. Boasting four bedrooms (one en-suite), ample living space and a detached double garage, early viewing is certainly advised!

The Property Ombudsman
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Benefitting from uPVC double glazing and gas central heating, this spacious internal accommodation comprises:

Entrance Hall
9'10" x 14'2"
uPVC front entrance door. Telephone point. Wall mounted thermostat controls. Radiator. Staircase to the first floor landing.

Reception Room
20'10" x 12'9"
Light and airy reception room benefitting from triple aspect windows. Bay window to the front aspect. Log burning stove set in brick feature surround and tiled hearth. Two radiators. Two TV aerial points.

Dining Room
10'6" x 11'7"
Providing ample space for a dining table and chairs. Double opening uPVC patio doors to the garden. Radiator. Electric log burner style stove set on tiled hearth.

Kitchen
13'4" x 11'3"
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, integrated fridge, integrated oven and four ring gas hob with extractor over. Tiled floors and part tiled walls. Spot lighting. Centre island with built in storage. Radiator. TV aerial point. Double opening uPVC patio doors leading to the garden.

Boot Room
7'7" x 7'9"
Tiled flooring. Radiator.

Utility Room
9'0" x 7'0"
Fitted with wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Space and plumbing for a washing machine. 'Velux' skylight window. uPVC door leading to the garden. Cupboard housing the 'Volkera' boiler. Tiled flooring. Part tiled walls.

Study
11'3" x 9'10"
Wall mounted electric consumer unit. Radiator. Two TV aerial points. Dual aspect windows.

Downstairs WC
7'3" x 3'2"
Fitted with wc and hand wash basin. Radiator.

First Floor Landing
9'11" x 14'3"
Loft access. Airing cupboard housing the hot water cylinder. Doors to:

Bedroom 1
13'2" x 12'6"
Spacious double bedroom. Radiator. Built in wardrobes.

En-Suite
7'7" x 7'9"
Fitted with a three piece suite comprising a walk in shower enclosure with sliding door and mains fed shower, dual flush wc and hand wash basin with mixer tap set into vanity unit. Spot lighting. Heated towel rail.

Bedroom 2
11'7" x 11'5"
Spacious double bedroom. Radiator. Built in wardrobes. Dual aspect windows.

Bedroom 3
10'8" x 12'9"
Spacious double bedroom. Radiator.

Bedroom 4
9'10" x 12'8"
Double bedroom. Radiator.

Bathroom
10'7" x 7'9"
Fitted with a four piece white bathroom suite comprising a roll top bath tub with mixer taps and shower attachment, hand wash basin set in vanity unit, wc and bidet. Tiled floors and part tiled walls. Heated towel rail. Spot lighting.

Driveway
Providing ample off road parking.

Double Garage
With two up and over doors to the front and a side pedestrian access door.

Garden
To the rear of the property is a privately enclosed garden with hedging to the rear. The garden is laid mostly to lawn for ease of maintenance and further benefits from an attractive paved patio area.

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
By appointment through Choice Properties on 01507 860033.

Opening Hours
Monday - Friday: 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. 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.







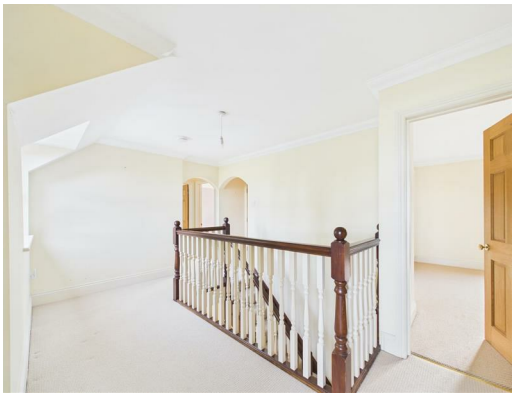



































Floor 0



Floor 1



Approximate total area(1)

1824 ft²

Reduced headroom

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 for 750m and turn left on to Buston Lane.

