



CHOICE PROPERTIES

Estate Agents

Swallow House Main Road,
Louth, LN11 8JU

Price £550,000



Choice Properties are delighted to bring to market this stunning six bedroom detached house situated in the sought after countryside village of Great Carlton. The beautifully presented property boasts spacious rooms and large windows throughout which creates a bright and airy interior which features six double bedrooms, a immaculate open plan kitchen/dining room, a capacious living room, a utility room, a downstairs wet room, and an upstairs family bathroom. To the exterior, the property further benefits from fully enclosed garden, a gravelled driveway with space for several vehicles, and an integral single garage. Early Viewing Is Highly Advised.

With the additional benefit of fully owned solar panels, oil fired central heating, and uPVC double glazing throughout, the beautifully presented and abundantly bright internal living accommodation comprises:-

Entrance Hall

4'11 x 7'3

With composite entrance door. Radiator. Herringbone flooring. Console for security system. Oak internal door into hallway.

Hallway

16'11 x 21'6 (to furthest measurement)

Grand hallway with wide staircase leading to the first floor landing. Herringbone flooring. Internal oak doors leading to the majority of ground floor rooms. Radiator. Power points. Double opening doors leading to open plan kitchen/dining area.

Living Area

12'2 x 29'2

Fitted with a log burner set in fireplace. Two radiators. Power points. Tv aerial points. Dual aspect uPVC windows. uPVC French doors leading to rear garden. Opening to open plan kitchen/dining area.

Open Plan Kitchen/Dining Room

28'1 x 11'1

Abundantly bright kitchen with with shaker style wall and base units with granite work surfaces over. Inset single sink with brass mixer tap and drainer integrated into work surfaces. Integral twin eye level oven. Four ring induction hob with pull out extractor hood over. Integral dishwasher. Large island unit with breakfast bar fitted. Spot lighting. Space for large dining room table. French doors leading to garden. External uPVC door to side. Vertical radiator.

Utility Room

9'10 x 8'9

Fitted with a range of shaker style wall, base, and drawer units with worksurfaces over. Space for American style fridge freezer. Plumbing for washing machine. Space for dryer. Large single bowl ceramic sink with mixer tap and drainer. 'Worcester' oil fired boiler fitted in cupboard. Tiled flooring. Power points. Oak integral door to garage.

Bedroom 6/Office

10'6 x 11'5

Currently used as a downstairs double bedroom. Large uPVC widow to front aspect. Radiator. Power points. Thermostat.

Wet Room

6'2 x 5'3

Fitted with a three piece suite comprised of a walk in electric shower, a back to wall wc, and a wash hand basin with chrome mixer tap set over vanity unit. Fully tiled walls. Radiator. Frosted uPVC window to front aspect. Spot lighting. Extractor. Heated towel rail.

Landing

24'0 x 6'10

Internal oak doors to the majority of first floor rooms. Radiator. Oak internal door to airing cupboard.

Bedroom 1

22'6 x 17'3

Extremely spacious bedroom with two large uPVC window to front aspect overlooking nearby fields. Radiator. Power points. Opening to dressing area.

Walk In Wardrobe

6'4 x 7'8

With ample space for wardrobes. Radiator. Internal oak door to ensuite bathroom.

Ensuite Bathroom

9'9 x 11'0

Fitted with a five piece suite comprised of a panelled bath with fully tiled electric shower over, a pedestal wash hand basin with single taps, a low level wc, and a bidet. Radiator. Fully tiled walls. Internal oak door leading to airing cupboard.

Bedroom 2

9'11 x 14'10

Double bedroom with modern fitted wardrobes. Dual aspect uPVC windows. Radiator. Power points.

Bedroom 3

12'0 x 13'8

Double bedroom with dual aspect uPVC windows. Radiator. Power points.

Bedroom 4

7'8 x 13'9

Double bedroom with uPVC window to rear aspect. Radiator. Power points. Access to partially boarded loft space via loft hatch.

Study/Bedroom 5

11'3 x 15'2

Double bedroom currently used as a large office space. Dual aspect uPVC windows. Radiator. Power points.

Bathroom

8'9 x 13'9

Beautifully presented bathroom fitted with a four piece suite comprised of a double ended freestanding bath with brass mixer tap and shower attachment, a emerald tiled walk in shower with brass traditional and rainfall shower attachments, a large wash hand basin with brass mixer tap, and a low level wc. Radiator. Spot lighting. Extractor. Frosted uPVC window to rear aspect.

Garage

9'10 x 17'7

Integral single garage fitted with power and lighting and an electric roller garage door. Vaulted ceilings. Consumer unit.

Garden

The property benefits from a fully enclosed garden to the rear of the property. The garden is predominantly laid to lawn but features a block paved patio area ideal for outdoor seating or alfresco dining. The rear garden further benefits from being lined with various plants, trees, and shrubs which adds an abundance of life and colour to the rear garden space. The rear garden is also secure with a mix of of fencing and hedging to the perimeter. The rear garden can also be directly accessed from the front of the property via a side pedestrian access gate.

Driveway

Gravelled driveway providing off the road parking space for several 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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.

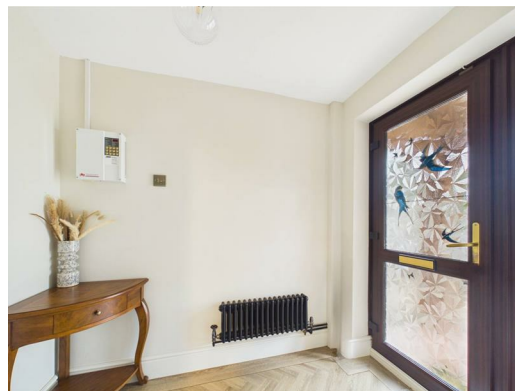
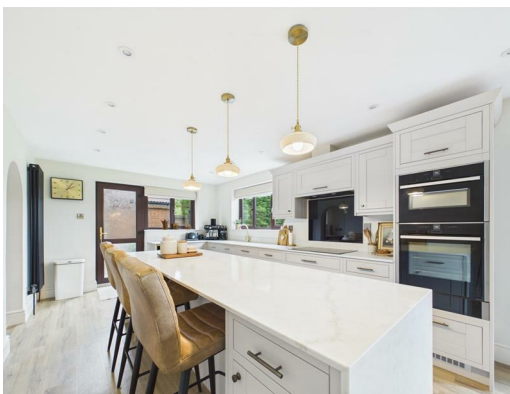
Saturday 9.00 a.m. to 3.00 p.m.

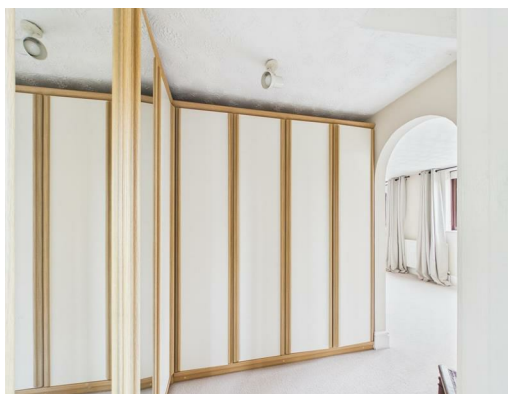
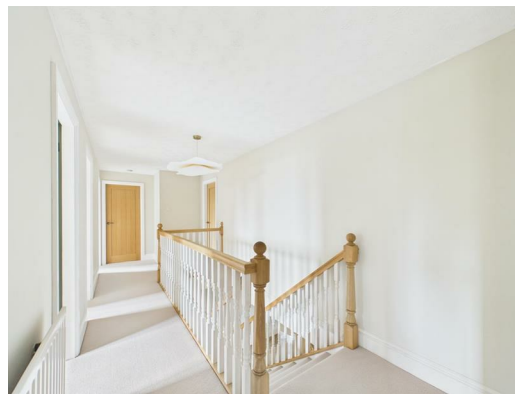
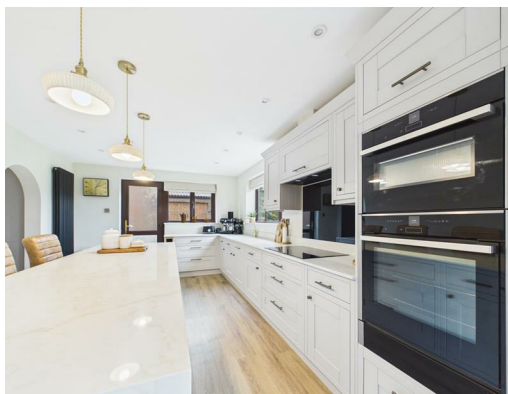
Making An Offer

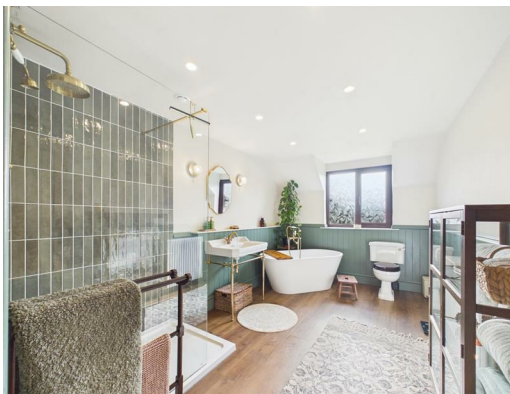
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

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Floor 0



Floor 1



Approximate total area⁽¹⁾

2711 ft²

Reduced headroom

19 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, when you reach the round-a-bout take the first exit onto the B1200. Continue for 3 miles then at crossroads turn right onto Carlton Road. Continue on this road for 2.5 miles into the village of Great Carlton and the property can be found on the 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	

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	

