



# CHOICE PROPERTIES

*Estate Agents*

Station House Authorpe Road,  
Authorpe, LN11 8PE

Reduced To £625,000



It is a pleasure for Choice Properties to bring to the market this stunning and most spacious four bedroom detached property with extensive grounds of 3.2 acres (sts). Formerly Authorpe Station, this property is rich in history and character.

The property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. And with four generously sized bedrooms and two bathrooms, there is ample space for everyone to enjoy.

The extensive grounds spanning 3.2 acres provide a sense of tranquillity and space, allowing you to immerse yourself in the beauty of nature right at your doorstep as well as providing generous parking space for several vehicles.

Don't miss out on the opportunity to own this unique property in Authorpe. Contact us today to arrange a viewing and experience the charm this house has to offer.

With the benefit of oil fired central heating and private drainage, this most spacious detached property comprises:

#### **Porch**

7'11" x 5'7"

uPVC entrance door. Door to:

#### **Study**

13'11" x 10'5"

Study/entrance hall. Built in bookcase.

#### **Kitchen/Diner**

11'3" x 20'8"

This stylish kitchen was fitted approximately two years ago and features a range of wall and base units with work surfaces over, stainless steel double sink unit and drainer with mixer tap over, cooker point with extractor over, space for a freestanding fridge/freezer, plumbing for a dishwasher. Part tiled walls. Spot lighting.

#### **Utility/Boot Room**

9'3" x 10'4"

Tiled flooring and part tiled walls. Stainless steel sink unit and drainer with mixer tap over. Plumbing for a washing machine. Push button w.c.

#### **Porch**

4'11" x 3'10"

uPVC door leading to the gardens.

#### **Boiler Room**

4'11" x 5'1"

Featuring the oil fired boiler.

#### **Dining Room**

13'8" x 14'10"

Ample space for dining table and chairs. Built in bookcase. Stairs to the first floor landing. Dual aspect windows. Multifuel stove set in feature surround. Cupboard housing the wall mounted consumer unit.

#### **Reception Room**

11'11" x 17'11"

Previously forming part of the station's waiting room and ticket office, this spacious reception room benefits from dual aspect windows made up of two picture windows to the front aspect and a large feature bay window to the side. Multifuel stove set in feature surround. TV aerial point.

#### **Bathroom**

11'3" x 7'5"

Fitted with a white three piece suite comprising panelled bath tub with mixer tap and shower attachment over, wall mounted hand wash basin with mixer tap and dual flush wc. Tiled walls and flooring. Spot lighting.

#### **Landing**

21'1" x 6'2"

#### **Bedroom 1**

12'10" x 18'3"

Spacious double bedroom with triple aspect windows. Built in storage cupboard.

#### **Bedroom 2**

16'5" x 8'5"

Spacious double bedroom with dual aspect windows. Double opening 'French' style patio doors leading to the balcony.

#### **Balcony**

#### **Bedroom 3**

9'2" x 11'5"

Double bedroom.

## **Bedroom 4/Dressing Room**

13'10" x 8'4"

Double bedroom currently used as a dressing room. Fitted with rails and shelving.

## **Shower Room**

6'11" x 7'4"

Fitted with a three piece suite comprising large shower enclosure with mains fed shower over, hand wash basin with mixer tap set in vanity unit and dual flush wc. Tiled walls and flooring. Heated towel rail.

## **Driveways**

The property benefits from two driveways, both with gated access. One leads to the garage while the other leads to more parking space behind, which provides ample parking space for several vehicles.

## **Gardens**

This impressive property benefits further from extensive grounds of 3.2 acres (sts) which is all securely fenced. While most of this is laid to lawn, there are also attractive wooded areas featuring an array of trees. In a smaller section of the garden which is enclosed by hedging, fencing and gates, there is an attractive large pond. Also benefiting from a decked barbecue area, these extensive grounds have plenty to offer! An extensive patio area is partly formed from the original platform.

## **Garage/Workshop**

With double opening doors to the front, power and lighting.

## **Garden Office Space/Studio**

One of the original railway buildings. With power and lighting.

## **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 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.

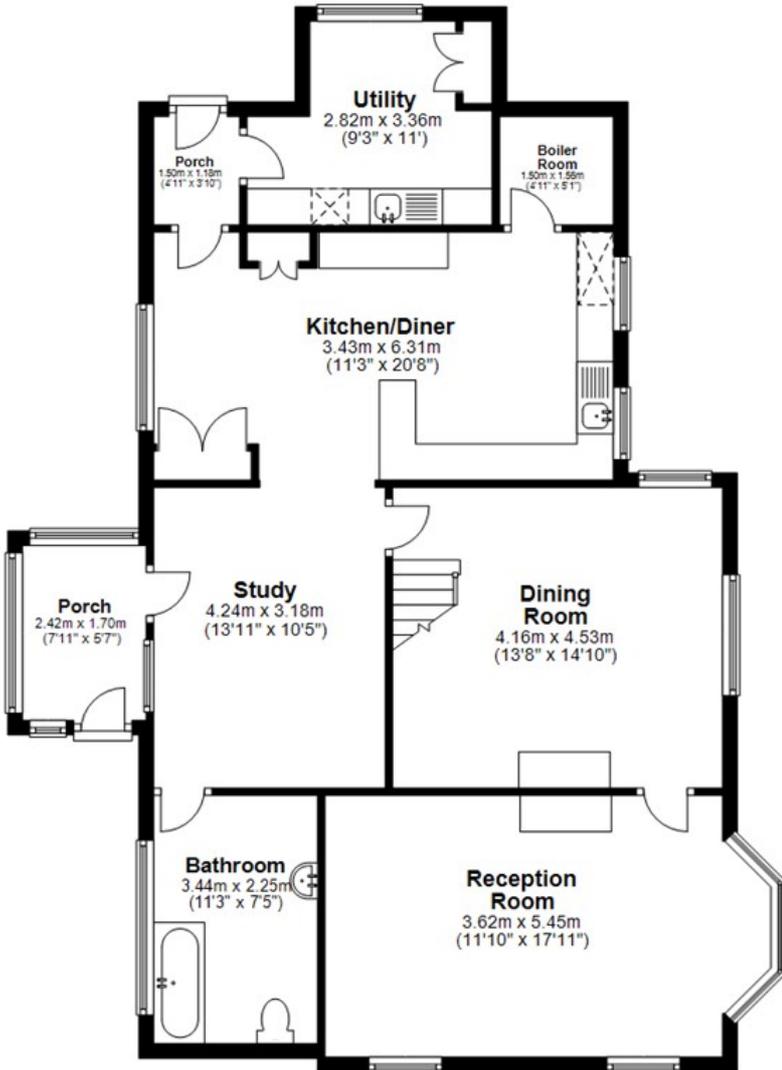
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

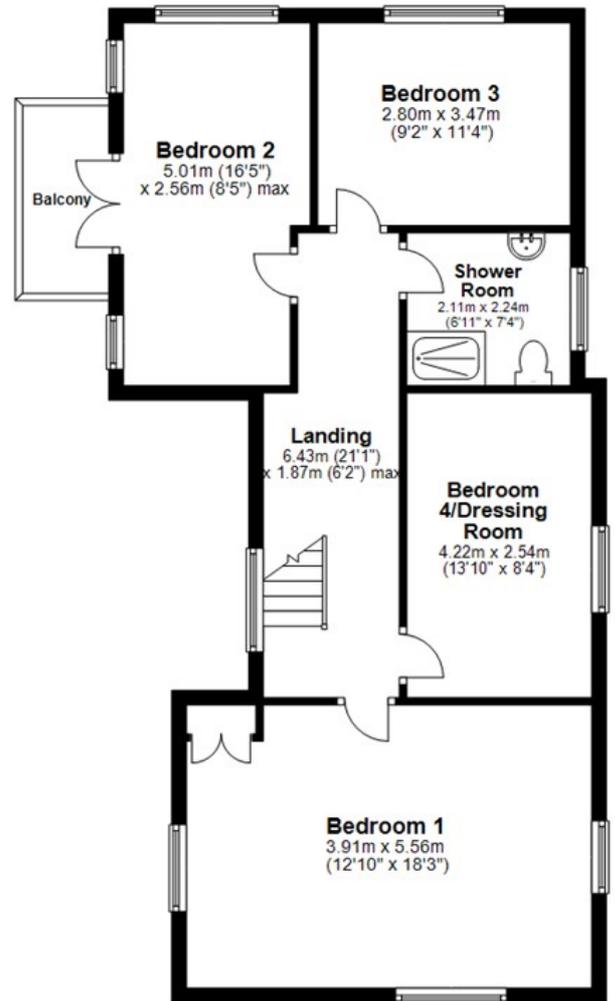




### Ground Floor



### First Floor



# Directions

Please use LN11 8PE for directions to this property.

