



CHOICE PROPERTIES

Estate Agents

Highfield House Goulceby Road,
Raithby-Cum-Maltby, LN11 9RR **Reduced To £685,000**



Situated on grounds of 2/3 acres overlooking extensive countryside views, Choice Properties are delighted to bring to market this idyllic six bedroom detached house with self contained annex. Located a five minute drive away from the thriving market town of Louth in the quiet rural village of Raithby-Cum-Maltby this property provides you with the perfect blend of rural living whilst still being close by to all necessary amenities.

Step inside and you will be greeted by a grand entrance hall where large doors will guide you into the spacious reception room and then lead you through to the modern kitchen. With additional spaces including two conservatories, a further reception room, a utility, a downstairs shower room, five bedrooms (one ensuite), a family bathroom, two balconies, a triple garage, and a self contained annex with an additional kitchen/living room, bathroom, and bedroom the property is not short on space.

Tucked away in the heart of the Lincolnshire Wolds AONB, the property truly is a gem that is waiting to be discovered and we advise you to view at your earliest convenience.

Standing in grounds of 2/3 acre with expansive countryside views and benefitting from oil fired central heating, the well presented and abundantly bright internal living accommodation comprises:-

Hallway

16'0 x 15'8

With double UVPC entrance door. Staircase to first floor landing. Under stairs storage cupboard. Radiator. Power points. Internal doors to kitchen, sitting room, and downstairs bathroom. UVPC window to front aspect. Double doors to:-

Living Room

25'11 x 30'10

Fitted with an electric fireplace with marble hearth and surround. Large double glazed UVPC bay window to front aspect. Feature UVPC window to side aspect. Power points. Tv aerial point. Door to kitchen. Sliding double glazed glass door to:-

Conservatory

13'9 x 12'5

With sliding double glazed doors to all aspects. Tiled Floor. Spot lighting. Power points. TV aerial points.

Kitchen

20'2 x 13'11

Fitted with wall, base, and drawer units with work surfaces over. Belfast ceramic sink with chrome mixer tap. Island with wooden work surface set over base units. Four ring electric hob set over island. Integral oven. Space for fridge freezer. Plumbing for dishwasher. Part tiled walls. Spot lighting. Radiator. Power point. UVPC to rear aspect. Door to:-

Sitting Room

15'11 x 17'0

Fitted with an electric fireplace with tiled hearth and surround. Radiator. Power points. Tv aerial point. Sliding double glazed glass door to sunroom.

Sun Room

11'9 x 9'6

With pitched roof and double glazed glass sliding doors to all aspects. Tiled floor. Power points.

Rear Hall

8'4 x 8'2

Fitted with wall and base units with work surfaces over. Tiled floor. Large storage cupboard. Integral door to double garage. Power points. Door to:-

Utility Room

9'8 x 9'5

Fitted with base units with work surfaces over. One bowl sink with mixer tap and drainer. Plumbing for washing machine. Space for dryer. Access to loft space via loft hatch. External UVPC door leading to garden. Thermostat. Power points. UVPC window to rear aspect. Door to:-

Downstairs WC

2'10 x 5'9

Fitted with a low level w.c and a wall mounted storage unit. Tiled floors.

Downstairs Shower Room

9'5 x 9'6

Fitted with a three piece suite comprising of a fully tiled walk in electric showers, twin wash hand basins set over vanity unit with two mixer taps and a tiled splash back, and a push flush w.c. Chrome heated towel rail. Tiled floor. Electric shaver points. Two wall mounted storage cupboards. Feature UVPC window to front aspect.

Landing

29'10 x 15'10

Access to loft via loft hatch. Power points with USB adaptability. Double UVPC door leading to balcony.

Bedroom 1

13'5 x 14'6

Large double bedroom with dual aspect UVPC window. Radiator. Power points. Opening to:-

Dressing Room

11'4 x 5'11

With fitted storage cupboards. Door to:-

Ensuite Shower Room

13'5 x 5'8

Fitted with a three piece suite comprising of walk in electric shower, twin wash hand basins set over vanity unit with two mixer taps, and a push flush w.c. Fully tiled walls. Two wall mounted storage units. UVPC window to rear aspect.

Bedroom 2

12'6 x 10'10

Double Bedroom. Radiator. Power points. UVPC window to rear aspect.

Bedroom 3

10'3 x 12'5

Double bedroom. Radiator. Power points. Two UVPC windows to front aspect.

Bedroom 4

12'0 x 9'8

Double Bedroom. Radiator. Power points. Two UVPC windows to front aspect.

Bedroom 5

9'6 x 9'8

Double bedroom fitted with a double door storage cupboard. Radiator. Power points. UVPC to front aspect.

Balcony

7'0 x 6'10

Tiled balcony with glass panel and chrome rail guard to perimeter. Extensive countryside views to the front.

Annex Entrance Hall

7'5 x 5'8

With UVPC entrance door. Staircase leading to annex landing. Under stairs storage cupboard. Radiator. Power points.

Annex Landing

3'9 x 5'7

Dual aspect UVPC windows. Power points. UVPC door to annex balcony. Internal door to:-

Annex Kitchen/Living Room

14'7 x 27'1

Fitted with base and drawer units with work surface over. Integral oven. Four ring electric hob. One and a half bowl sink with mixer tap and drainer. Part tiled walls. Consumer unit. Dual aspect UVPC windows. Radiator. Power points. Telephone point. TV aerial point.

Annex Hallway

10'7 x 2'10

Access to loft via loft hatch. Power points. Internal door to:-

Annex Shower Room

9'0 x 8'6

Fitted with a three piece suite comprising of electric shower cubicle, wash hand basin set over vanity unit with mixer tap and tiled splashback, and a push flush w.c. Heated towel rail. UVPC window to rear aspect. Door to:-

Annex Bedroom

10'10 x 12'2

Double bedroom with fitted storage cupboard. Radiator. Consumer unit. Power points. UVPC window to rear aspect.

Annex Balcony

10'3 x 8'10

With glass panel and chrome rail guard to perimeter. Extensive countryside views to the rear.

Garage 1

19'6 x 20'11

Spacious double garage fitted with power and lighting, wall and base units with worksurfaces over, and twin up and over garage doors. Tiled floor. Consumer unit. Window to side aspect.

Garage 2

10'9 x 21'8

Large single garage fitted with power and lighting. Up and over garage door to the front aspect and double opening doors to the rear aspect. Pedestrian access door to front and rear. Paved floor.

Gardens

The property stands in grounds of approximately 2/3 acres and benefits from a large laid to lawn garden that encompasses the property to three sides. The garden boasts open expansive countryside views to the rear where you can witness the rolling hills of the Lincolnshire Wolds AONB. The garden also features a variety of brick built outbuildings and a large patio area with a feature pond at its centre making in the ideal place for outdoor seating to enjoy summer evenings. The garden is private and enclosed with fencing to one side and the rest of the perimeter being guarded with hedges. The garden also benefits from mature plants and trees that all add a plethora of life and colour to the garden space.

Driveway

Stone paved and gated driveway providing off the road parking that could comfortably house five 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 G.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

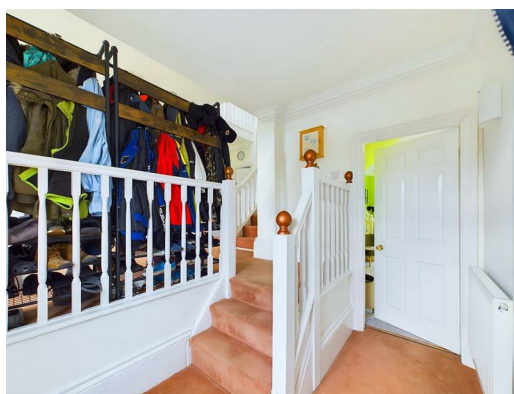
Opening Hours

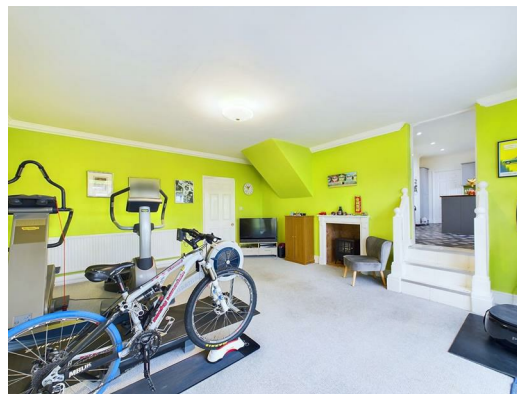
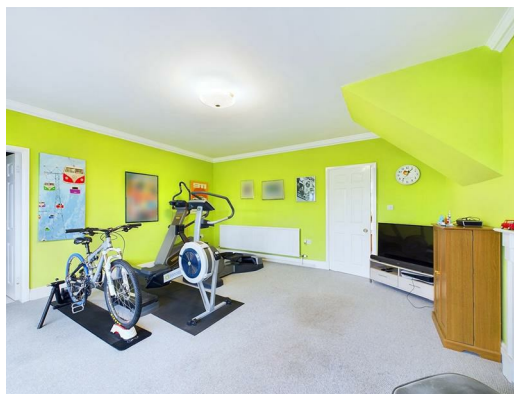
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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. 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[®]

4579.82 ft²

Balconies and terraces

140.15 ft²

Reduced headroom

118.72 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Directions

From St James Church, Louth head South along Upgate until you reach the traffic lights then turn right onto South Street. Continue straight until you reach the Louth bypass where you turn right and then take and immediate left onto Horncastle Road. Continue and take you first right signposted to Raithby. Continue until you reach the church where you head right at the fork in the road and you will find the property 150m along on your 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	

