



CHOICE PROPERTIES

Estate Agents

The Willows Main Road,
Little Carlton, Louth, LN11 8HP

Price £415,000



Choice Properties is proud to present this four-bedroom home in the peaceful village of Little Carlton, just a short drive from the bustling market town of Louth with its shops, cafés, and amenities. The property boasts a generous, fully enclosed rear garden with patio areas, shrubs, plants, and trees; perfect for children, pets, or gardening enthusiasts. The large front garden features an enclosed wild-life friendly pond, with shrubs and trees. Inside, versatile living spaces include a bright reception room, living room with bay window and log burner, and a modern kitchen with utility room, complemented by a block-paved driveway and front lawn.

Offering generously proportioned rooms throughout and a desirable layout, the abundantly light and beautifully presented accommodation comprises:-

Entrance

6'2" x 3'10"

The entrance porch is well-proportioned and filled with natural light, offering ample space for coats and shoes. Finished in neutral tones with herringbone flooring.

Reception Room

17'4" x 16'8"

The spacious reception room, currently used as a dining area, offers excellent versatility with ample additional space. Neutrally decorated with white walls and hardwood flooring, it provides access to Bedroom 4, the living room and kitchen. Sliding patio doors open directly onto the garden.

Living Room

21'1" x 11'11"

The living room is generously sized and neutrally finished with white walls and grey carpeting. Triple-aspect windows provide an abundance of natural light, including an attractive bay window. A tiled fireplace with a log burner creates a focal point, complemented by two radiators.

Kitchen

9'10" x 16'8"

The kitchen is bright and well-appointed, featuring a large window and double PVC doors opening onto a small patio area. Finished in neutral white and grey tones with tiled flooring and splashbacks, it offers ample worktop and cupboard space. Integrated appliances include a hob, extractor fan, Neff fridge freezer and Bosch oven, with additional plumbing for a dishwasher and multiple power outlets. Access to the utility room is also provided from here.

Utility Room

9'6" x 7'9"

The utility room continues seamlessly from the kitchen with matching tiling and décor. It provides additional worktop space, a second sink, and further cupboard storage, along with under-counter space for appliances.

Hallway

18'10" x 2'9"

The hallway is neutrally decorated with white walls and grey carpeting, providing access to the three remaining bedrooms, as well as the shower room and main bathroom.

Bedroom 1

14'10" x 12'9"

The main bedroom is generously sized, offering ample space for furniture and finished in a neutral décor. A bay window provides plenty of natural light, complemented by a radiator.

Bedroom 2

11'10" x 9'10"

The second double bedroom is well-proportioned, featuring matching carpeting to the hallway. A large window allows for plenty of natural light, and the room is served by a radiator.

Bedroom 3

11'9" x 7'10"

Bedroom three offers space for a double bed and additional furniture. It features the same hallway carpeting, a window for natural light, and a radiator.

Bathroom

5'10" x 7'5"

The bathroom features a three-piece suite, including a bath, WC, and hand wash basin, complimented by a heated towel rail. Half-tiled walls, fully tiled flooring, and a window make the space bright and airy.

Shower Room

6'10" x 7'5"

The shower room features a three-piece suite, including a WC, hand basin, and a shower enclosure. It has half-tiled walls, fully tiled flooring, a storage cupboard, heated towel rail and a window.

Bedroom 4 / Study

9'10" x 7'6"

Bedroom 4 is a versatile space, ideal as a single bedroom or home office. It features the same flooring as the main reception room, a radiator, and a window.

Garage

18'2" x 21'1"

The property features a large double garage, offering ample space for vehicles and storage. The oil-fired boiler is also located here, along with stairs leading to the attic, which spans the full length of the property. The attic is partially boarded and has electric, providing versatile additional space.

Driveway

A block-paved driveway provides ample parking and is thoughtfully designed to complement the property's grounds.

Gardens

The gardens boasts many appealing features, including a pond, patio areas, abundant shrubs, plants, and a few trees - ideal for those with green fingers. The front garden is laid to lawn with boundary fencing, while the rear garden is also lawned and fully enclosed with fencing, making it perfect for children or pets.

Tenure

Freehold.

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.

Opening Times

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

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

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

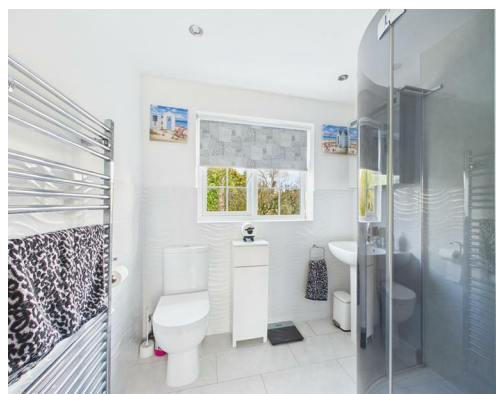
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

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.









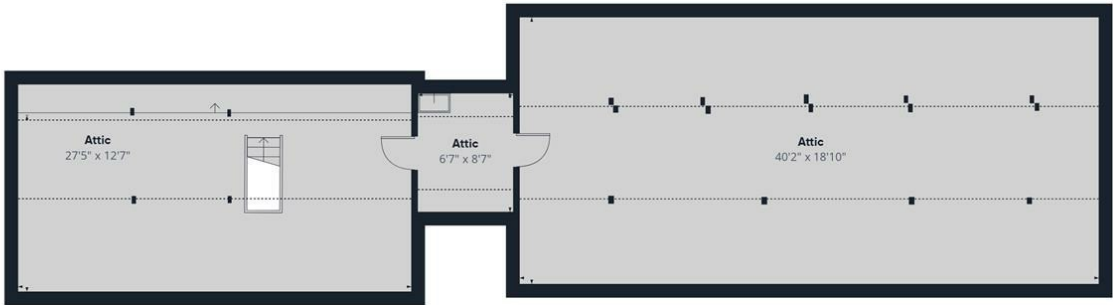
Floor 0

Approximate total area⁽¹⁾

2983 ft²

Reduced headroom

741 ft²



Floor 1

(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.

GIRAFFE360



Directions

Please put the postcode LN11 8HP into your sat-nav. This will take you to Main Road in Little Carlton. If you are coming from Legbourne Road way, turn left and the property will be on your right.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

