



Butt Lane, Goulceby

Louth, Lincolnshire, LN11 9UP

NEWTONFALLOWELL 

Butt Lane, Goulceby
Louth, Lincolnshire, LN11 9UP
£387,000

Offered with no forwarding chain, this attractive traditional styled family home, located in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The property offers spacious living accommodation, set within delightful countryside and is convenient for the market towns of both Horncastle and Louth.

The property comprises of large Kitchen Diner, Living room, snug, UPVC conservatory, utility room and cloakroom. Upstairs there is a master bedroom with en suite shower room, 3 further double bedrooms and family bathroom. Outside the property has a private driveway to the front which provides access to the detached double garage. To the side and rear there is a paved patio, a decked seating area with the remainder laid to lawn.

ACCOMMODATION

ENTRANCE HALL

LOUNGE

CONSERVATORY



SITTING ROOM

DINING ROOM

KITCHEN

UTILITY ROOM

CLOAKROOM

FIRST FLOOR LANDING

MASTER BEDROOM

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

EXTERIOR

GARDENS

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed.

VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.

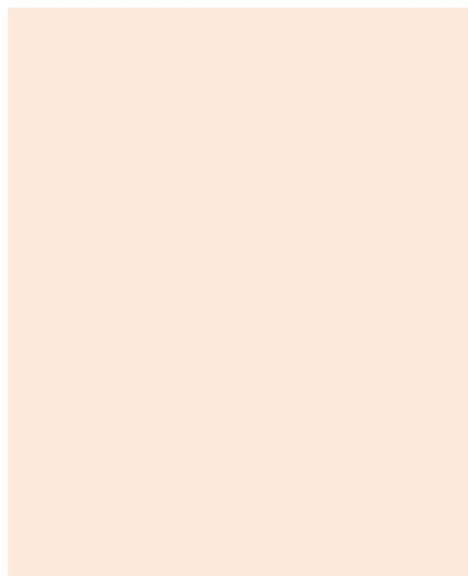








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	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		



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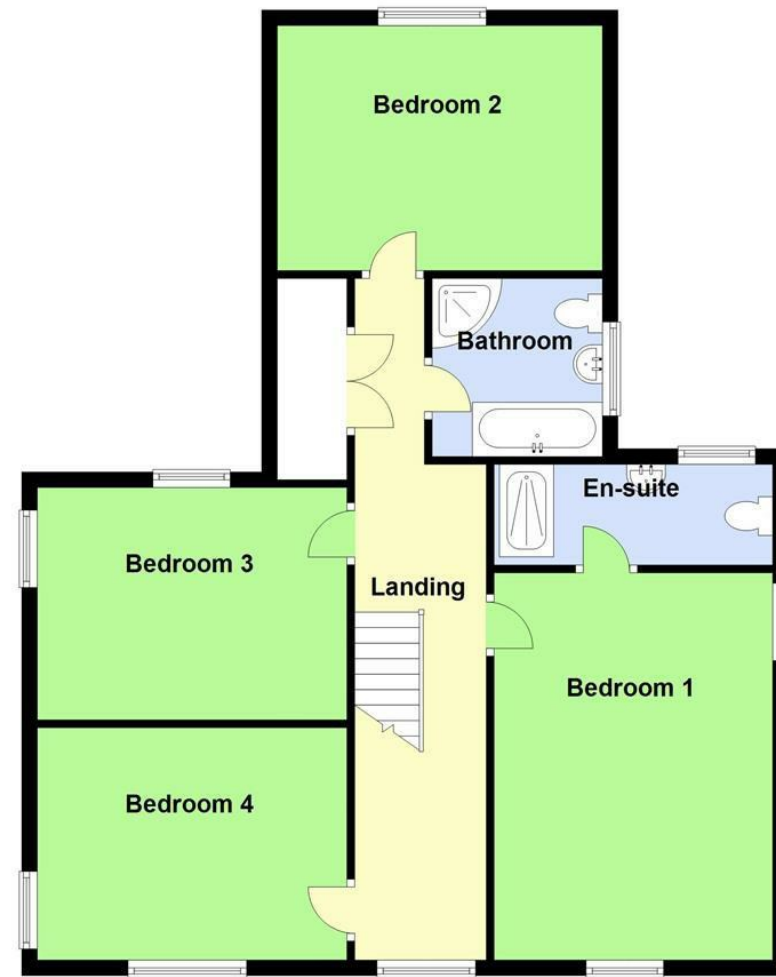
Ground Floor

Approx. 98.8 sq. metres (1063.4 sq. feet)



First Floor

Approx. 83.3 sq. metres (896.6 sq. feet)



Total area: approx. 182.1 sq. metres (1959.9 sq. feet)

