£387,000

Sycamore Lodge, Butt Lane, Glouceby, Louth, Lincolnshire, LN11 9UP

NEWTON FALLOWELL

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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 Dining kitchen, sitting room, lounge, UPVC conservatory, utility room and cloakroom. Upstairs there is a master bedroom with en suite shower room, three 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

Open porch with part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator and staircase rising to first floor.

LOUNGE

20'0" x 13'1" (6.10m x 3.99m)

Having sealed unit double glazed uPVC window to front elevation, two sealed unit double glazed uPVC windows to side elevation, coved ceiling with inset ceiling spotlights, radiator, television aerial connection point and feature brick built fireplace with beam mantle over and inset contemporary style electric fire. Sealed unit double glazed uPVC french doors through to the:

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CONSERVATORY

17'1" x 9'10" (5.21m x 3.00m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear elevation & garden, radiator and ceramic tiled floor.

SITTING ROOM

12'0" x 11'6" (3.66m x 3.51m)

Having sealed unit double glazed uPVC windows to front & side elevations, coved ceiling and feature multi-fuel burner. Open through to the:

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KITCHEN/DINING ROOM

21'0" x 20'8" (max) (6.40m x 6.30m (max))
Forming two areas comprising:

DINING AREA

Having sealed unit double glazed uPVC french doors to rear elevation & garden, coved ceiling with inset ceiling spotlights and contemporary style radiator. Open through to the:

FITTED KITCHEN AREA

Having sealed unit double glazed uPVC window to side elevation, further sealed unit double glazed uPVC window to other side elevation overlooking the conservatory, coved ceiling with inset ceiling spotlights and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboards, drawers, space for dishwasher under, tall unit to side housing integrated fridge & freezer. Work surface return with cupboards & drawers under. Further work surface with inset electric hob, integrated electric double oven, cupboards & drawers under, cupboards & concealed cooker hood over. Further work surface return with cupboards & drawers under, cupboards over.

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UTILITY ROOM

9'2" x 6'3" (2.79m x 1.91m)

Having sealed unit double glazed uPVC window to side elevation, part glazed uPVC door to rear elevation, coved ceiling, wood effect flooring and extractor fan. Work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine under. Work surface return with cupboard, oil fired boiler providing for both domestic hot water and heating under.

CLOAKROOM

Having sealed unit double glazed uPVC window to side elevation overlooking the conservatory, coved ceiling, radiator, wood effect flooring, close coupled WC and wash hand basin.

FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator, access to roof space and built-in cupboard.

MASTER BEDROOM

16'5" x 11'10" (5.00m x 3.61m)

Having sealed unit double glazed uPVC windows to front & side elevations, coved ceiling and radiator.

EN-SUITE

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, radiator, tiled floor and shaver point. Fitted with a white suite comprising: large fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback.

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BEDROOM TWO

13'9" x 10'5" (4.19m x 3.18m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

13'1" x 9'10" (3.99m x 3.00m)

Having sealed unit double glazed uPVC windows to side & rear elevations , coved ceiling and radiator.

BEDROOM FOUR

13'1" x 9'10" (3.99m x 3.00m)

Having sealed unit double glazed uPVC windows to front & side elevations, coved ceiling and radiator.

FAMILY BATHROOM

7'7" x 7'3" (2.31m x 2.21m)

Having sealed unit double glazed uPVC window to side elevation, chrome heated towel rail, tiled walls and wood effect flooring. Fitted with a white suite comprising: shower enclosure with mixer shower fitting, panelled bath with central wall mounted mixer tap, close coupled WC and pedestal wash hand basin.

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EXTERIOR

To the front of the property there is a large block paved area which provides ample off-road parking leading to the:

DETACHED DOUBLE GARAGE

Having two up-and-over doors, side service door, light and power.

Gated access to the:

REAR GARDEN

Being enclosed by fencing & hedging. Landscaped and having a shaped lawn with inset trees, decked patio area with raised gravelled beds & borders, slated chipped raised bed, rubber crumb areas with gravelled borders and oil storage tank.

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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.

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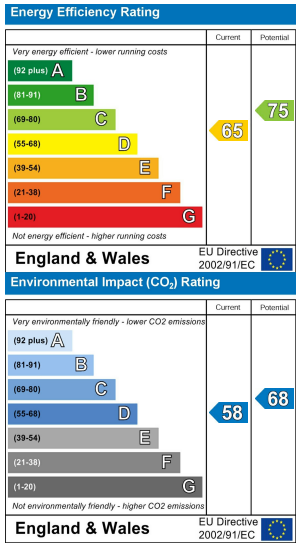
The Property Ombudsman

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