



Ravensgate, South View Lane, South Cockerington, Louth, LN11 7ED

£400,000

JOHN TAYLORS
EST. 1859

A substantial and well maintained 5/6 bedroomed detached bungalow which stands in a generous size plot of just under 1/4 of an acre. The property is situated down a country lane within the main village and has an attractive view of grass paddocks from the rear garden as well as offering ample off street parking , a large conservatory and double garage which houses an electric charging point. Epc rating D.

Location

The village of South Cockerington is some 4 miles east from the historic market town of Louth which offers a wide variety of traditional shops as well as national retailers, leisure centre, two golf courses, a theatre , good schools and a thrice weekly open market. Ravensgate is situated down a country lane within the main village.

Reception Hall

This spacious entrance hall comprises of a UPVc double glazed front door with matching side windows, built-in coats cupboard, built-in airing cupboard housing hot water cylinder and shelving, two radiators, access to roof space and coved ceilings.

Lounge Diner

With coved ceiling, two radiators, UPVc double glazed window, UPVc double glazed doors opening to conservatory, TV aerial points.

21'9" x 12'9" (6.7m x 3.96m)

Conservatory

With UPVc double glazed windows and external doors, brick plinth, laminate flooring, radiator, power points and views over rear garden and paddock beyond.

10'8" x 8.2" (3.30m x 2.52m) & 12'9" x 9'9" (3.95m x 3.03m)

Breakfast Kitchen

Comprising of fitted wall and base units with light wood effect fronts, granite effect worktops, tiled splashbacks, stainless steel sink having drainer board and mini sink, tiled flooring, integrated Zanussi electric oven, LPG gas hob and extractor hood, kickboard lighting, Bosch integrated dishwasher, UPVc double glazed windows, radiator, UPVc double glazed doors opening to conservatory. Maximum depth measurement.

28'1" x 10'7" (8.58m x 3.29m)

Utility Room

Having fitted wall and base cupboards, stainless steel sink with mini sink and drainer board, worktop, tiled splashbacks, radiator, Worcester oil fired central heating boiler and timer control, extractor fan, UPVc double glazed stable style external door, plumbing for washing machine and door leading through to:

10'8" x 9' (3.31m x 2.77m)

Sitting room/ Bedroom 6

With UPVc double glazed window, radiator, electric wall mounted panel heater, telephone point, built-in laundry cupboard and shower room off which comprises of lined splash boarded shower cubicle and having mains fed shower, hand basin, WC, radiator, extractor fan and UPVc double glazed window.

16'8" x 13'2" (5.13m x 4.03m)



Bedroom 1

With UPVc double glazed window, radiator, built-in wardrobe and built-in cupboard. Maximum width measurement 15'3" x 12'6" (4.69m x 3.87m)

En-suite shower room

With large walk-in tiled shower cubical having mains fed shower and extractor fan, WC having concealed cistern, wash basin and cupboard below, tiled floor and walls, UPVc double glazed window, shaver point and chrome vertical radiator/heated towel rail. Maximum measurements. 8'7" x 6'3" (2.66m x 1.95m)

Bedroom 2

With built-in wardrobes, radiator and UPVc double glazed window.

12'4" x 9'7" (3.78m x 2.98m)

Bedroom 3

With radiator, UPVc double glazed window and built-in wardrobes.

10'8" x 11' (3.31m x 3.38m)

Bedroom 4

With UPVc double glazed window and radiator.

9'1" x 7'5" (2.8m x 2.3m)

Bedroom 5

With UPVc double glazed window and radiator.

9'4" x 8'1" (2.88m x 2.49m)

Bathroom

With white suite comprising of a panel bath, tiled shower shower cubicle housing mains fed shower, wash basin and cupboards below, vertical chrome radiator/heated towel rail, shaver point, part tiled walls, UPVc double glazed window, fitted mirror unit with shelves, cupboard and overhead lighting, extractor fan.

9'2" x 8' (2.83m x 2.46m)

Double Garage

With electric up and over door, pedestrian access door, power and lighting, UPVC double glazed window and an electric car charging point.

18'8" x 18' (5.73m x 5.5m)

Gardens

To the front of the property the garden comprises of shaped lawns, flower and shrub beds, concrete driveway and footpaths. At the rear of the bungalow the garden overlooks a grass paddock and includes lawns, inset flower and shrub beds, oil storage tank, timber play house, shed and potting shed.

Services

The property is understood to have mains water, electricity and drainage. Oil fired central heating and an electric charger point.

Council Tax

According to the Government's online portal, the property is currently in Council Tax Band E.

Tenure

Understood to be a freehold title.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.





Total area: approx. 189.5 sq. metres (2039.9 sq. feet)

John Taylors

14-16 Cornmarket Louth LN11 9PY

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com

PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			