



Saxons Main Road Little Carlton Louth LN11 8HP

£365,000

JOHN TAYLORS
EST. 1859

A versatile and well-presented detached bungalow which enjoys spacious rooms including a good size kitchen diner and is situated in a popular rural village which is within close driving distance of the market town of Louth. EPC Rating D.

Rooms

Location

Little Carlton is a historic rural village which is some 6 miles east of the market town of Louth which has a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two Golf courses, cinema and theatre.

Recessed Porch

With tiled floor and overhead light.

Entrance Hall

With hardwood front door and matching double glazed side windows, parquet style flooring, coved ceiling, radiator, telephone point.

Lounge

With marble fireplace housing gas flame effect fire, coved ceiling, radiator, UPVC double glazed bow window, glazed double doors opening to sitting room, UPVC double glazed doors opening to conservatory.

Measurements into chimney recess. 18'3" x 12' (5.59m x 3.68m)

Conservatory

With UPVC double glazed windows and pitch roof, brick base, UPVC double glazed doors, limestone tiled floor, power and lighting. Underfloor heating. 12'4" x 11'4" (3.8m x 3.48m)

Sitting Room/Bedroom 3

With UPVC double glazed windows and coved ceiling. 13'9" x 12'1" (4.24m x 3.71m)

Kitchen/Diner

With modern fitted kitchen comprising of wall and base cupboards and drawers, breakfast bar, slate effect worktops, PVC sink having drainer board, mini sink and water softener, Rangemaster dual fuel range cooker, tiled splashback, integrated Bloomberg dishwasher, fridge and freezer, cooker extractor hood, UPVC double glazed windows, tiled floor, vertical radiator, coved ceiling. 19'5" x 12'1" (5.95m x 3.7m)

Rear Entrance Lobby

With UPVC double glazed access door, Drayton central heating boiler timer control, tiled floor, dado rail, built-in storage cupboard.



Utility Room

With built-in laundry cupboard having shelving and plumbing for a washing machine, tiled floor, WC having concealed cistern and fitted cupboards, wash basin, UPVC double glazed window, Baxi gas fired central heating boiler, built-in storage cupboard, coved ceiling. 4'5" x 8'6" (1.39m x 2.64m)

Inner Hallway

With coved ceiling, light sensor, parquet style flooring, radiator, thermostat and coved ceiling.

Bedroom 1

With fitted wardrobes and drawers, radiator, UPVC double glazed window and coved ceiling. 12'8" x 12'8" (3.92m x 3.93m)

En-suite Bathroom

With modern suite comprising panel bath, shower cubicle housing 'Aqualisa' mains fed shower, wash basin, WC having concealed cistern and fitted cupboards, tiled walls, UPVC double glazed window, shaver point, radiator, tiled floor, extractor fan. 9'4" x 7'1" (2.89m x 2.18m)

Shower Room

With large walk-in shower housing mains fed rain and handheld shower combo, wash basin having fitted cupboard below and tiled splash back, WC having concealed cistern and fitted drawers, UPVC double glazed window, vertical radiator, tiled floor, extractor fan and coved ceiling. Measurements into recess 7'6" x 11'9" (2.34m x 3.63m)

Bedroom 2

With fitted wardrobes and drawers, radiator, UPVC double glazed window and coved ceiling. 15' x 11'4" (4.57m x 3.47m)

Outside

The attractive and well-maintained gardens include shaped lawns, inset ornamental shrubs and trees, block paved driveway and paved patio areas, flower and shrub borders, paved footpaths, cold water tap, three timber sheds having power and lighting.

Garage

With electric up and over door, UPVC double glazed window, power and lighting, access to roof space. 10'9" x 24'7" (3.35m x 7.55m)

Services

Understood to have mains water, electricity, gas central heating. Security Alarm.

Tenure

Understood to be freehold.

Council tax band.

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

Services

We are informed that the property has mains water, electricity and drainage.



GROUND FLOOR
1821 sq.ft. (169.2 sq.m.) approx.



TOTAL FLOOR AREA : 1821 sq.ft. (169.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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