



The Pastures River Lane Keddington Louth LN11 7HQ

£600,000

Council Tax Band E

**JOHN TAYLORS**  
EST. 1859



**A historic detached house which offers many character features including ingle nook fireplaces and original timber beams and stands in grounds of approximately 2.96 acres which include well maintained gardens, grass paddock, timber stable and tack room, detached brick built triple garage and an attached annexe to the house. The property stands on the edge of the village at the end of a no through lane and enjoys a private and semi rural location yet has the benefit of being within easy travelling distance of Louth. Epc rating F.**

## Location

Louth is an attractive market town with 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. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north-east of the city of Lincoln and some 16 miles south of the town of Grimsby. Keddington is a small village some two miles north-east from Louth and the property is situated at the end of a no through lane on the south eastern edge of the village. It is approached via a long tarmac driveway and enjoys a private position with attractive views over fields interspersed with semi-mature and mature trees. Within close proximity is Louth's former canal offering picturesque walks back into Louth or open countryside to the east.

## Rooms

### Front Entrance Lobby

With UPVc double glazed front entrance door, electric meter and consumer unit, oak brace and ledge door opening to:  
7'5" x 4'4" (2.3m x 1.37m)

### Sitting Room

With inglenook fireplace, UPVc double glazed windows, electric storage heater.  
15'7" x 14'9" (4.8m x 4.57m)

### Inner Hallway

With electric storage heater and under stairs cupboard.  
10'4" x 6'5" (3.17m x 2m)



### Rear Entrance Lobby

With UPVc double glazed rear access door, ceiling beams, Oak brace and ledge door and electric storage heater.  
9'7" x 7' (2.98m x 2.14m)

### Cloak Room

With WC, wash basin, storage cupboard, UPVc double glazed window and built-in cloaks cupboard.  
6'9" x 5'6" (2.12m x 1.73m)

### Lounge

With inglenook fireplace housing electric fire, alcove shelving, UPVc double glazed windows, electric storage heater.  
15'4" x 14'7" (4.7m x 4.49m)

### Sun Lounge

With tiled floor, UPVc double glazed window, timber framed double glazed bay window and external doors, electric storage heater. Measurements into bay.  
18'7" x 17'2" (5.7m x 5.27m)

### Kitchen

With fitted wall and base cupboards, PVC double bowl sink and drainer board, marble effect worktops, space for electric cooker, tiled splashbacks, UPVc double glazed window.  
14'7" x 6'5" (4.49m x 2m)

### Utility Room

With fitted wall and base cupboards, roll top marble effect worktops, space for washing machine and dryer, fitted storage cupboards, tiled floor, electric storage heater and UPVc double glazed window.  
17'3" x 9'8" (5.3m x 3m)

### Stairs to first floor landing

With UPVc double glazed window and original ceiling and wall timber beams.

### Bedroom 1

With UPVc double glazed window and pine tongue and groove door, built-in wardrobe and cupboards over.  
15'8" x 9'8" (4.84m x 3m)

### En-suite shower room

With tiled shower, cubicle, wash basin, WC, electric, heated towel rail, electric panel heater and UPVc double glazed window.  
9' x 5'6" (2.77m x 1.72m)

### Walk in dressing room

With fitted shelving and clothes rails  
6'3" x 5'6" (1.93m x 1.72m)

### Bedroom 2

With UPVc double glazed windows, built-in wardrobes and cupboards over, walk in wardrobe having UPVc double glazed window and access to roof space.

16'1" x 15'8" (4.92m x 4.83m)

### Bedroom 3

With UPVc double glazed window and telephone point.

15'2" x 6'5" (4.65m x 2m)

### Family Bathroom

With panel bath, wash basin, WC, electric heated towel rail, UPVc double glazed window, pine tongue and groove panelling to lower section of walls, built-in airing cupboard housing hot water cylinder and shelving.

15'6" x 6'8" (4.78m x 2.1m)

### Annexe Accommodation

With covered entrance having brick coal store off and UPVc double glazed entrance door opening to entrance lobby which has a tiled floor, steps down to main house and further UPVc external door providing access to the rear of the annexe.

### Sitting Room/Office

With UPVc double glazed bay window, further UPVc double double glazed window to side elevation, electric wall mounted panel heater and access to roof space.

14'6" x 9'6" (4.47m x 2.94m)

### Bedroom

With fitted wardrobe and UPVc double glazed window.

12'9" x 9'7" (3.95m x 2.96m)

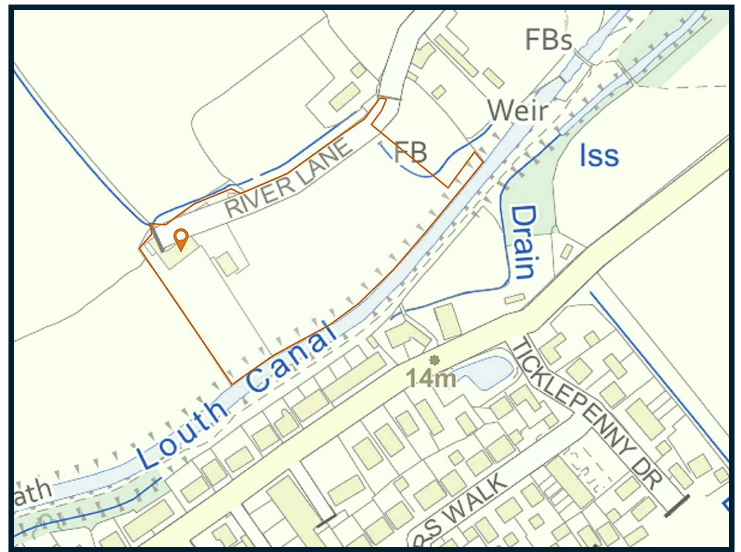
### En-suite shower room

With tiled shower cubicle, wash basin, WC, electric heated towel rail, UPVc double glazed window and built-in laundry cupboard.

10'5" x 4'4" (3.23m x 1.36m)

### Outside

The property is approached via entrance gates and a long tarmac driveway and stands in grounds of approximately 2.96 acres. The delightful and well maintained gardens include spacious lawns, flower and shrub beds, mature and semi mature trees, Sand Stone paved patios and an a scenic stream running along the northern boundary of the property. Beyond the gardens is a grass paddock.



### Outbuildings

The outbuildings include:

#### Large Timber Shed

with up over garage door, power and lighting.

17'9" x 9' (5.46m x 2.76m)

#### Timber Stable

Adjoining the stable is a Tack Room 3.57 m x 1.82m

11'4" x 11'6" (3.48m x 3.56m)

#### Detached Triple Garage

Having three electric roller shutter doors, power and lighting.

Adjoining the garage is a lean to open fronted garden store.

26'9" x 19'6" (8.21m x 6m)

### Services

The property is understood to have mains water and electricity.

Non mains drainage.

### Tenure

The property is understood to be freehold.

### Council Tax Band

According to the government's on line portal, the property is currently in Council Tax Band E. The site also states that there is an improvement indicator registered against the property. This means that there is a possibility that the property may be moved into a higher Council Tax Band when it is sold..

### Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey. The map outlined in red is for illustration purposes only and only shows the approximate boundaries as shown on the Land Registry plan. Furthermore, the plan is not to scale and is subject to verification by a the legal advisors at sale stage.

### Viewing Arrangements

Viewing strictly by appointment only through our Louth office.

Louth office open from Monday to Friday 9 am to 5 pm and

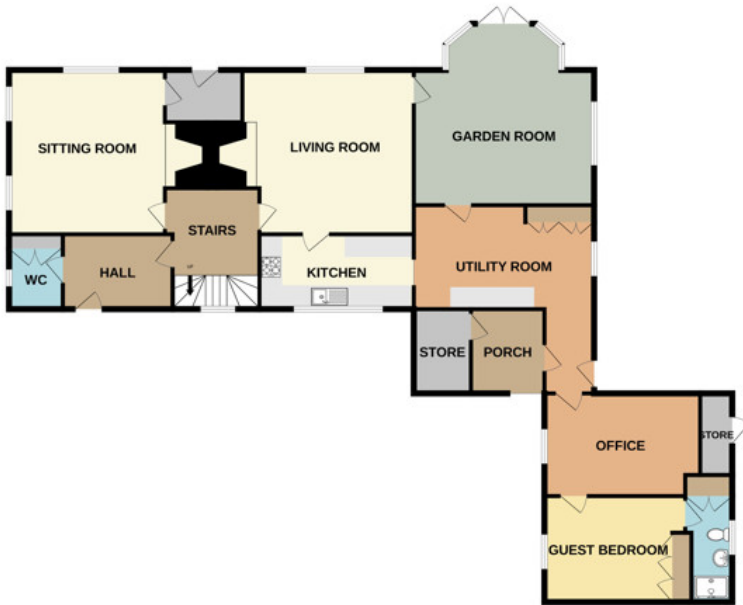
Saturday to 9 am to 1 pm.

### Thinking Of Selling?

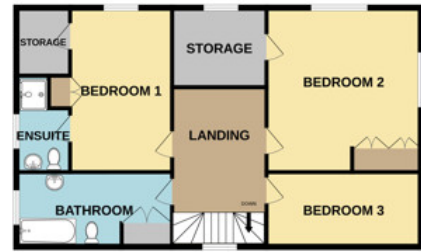
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and



GROUND FLOOR  
1757 sq.ft. (163.2 sq.m.) approx.



1ST FLOOR  
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 2637 sq.ft. (245.0 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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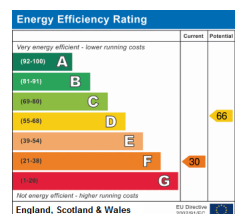
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.