



Lastover, Thackers Lane, Tathwell, LN11 9SR

**M A S O N S**

EST. 1850

# Lastover, Thackers Lane, Tathwell, LN11 9SR

Positioned down a quiet road in the highly sought-after Wolds village of Tathwell is this spacious three bedroom, detached bungalow set within a generous plot and having superb open countryside views to the rear.

Internally, the property benefits recent decoration and new floorings comprising hallway, generous lounge with feature fireplace, kitchen diner, porch to front and rear, three double bedrooms and a large shower room. The property also benefits from having ample off-street parking and attached double garage with mature private gardens. Although the property requires some modernisation, it offers a very peaceful village setting and only a five minute drive to Louth market town.



## Directions

From St. James' church in Louth, proceed south along Ugate and carry straight on through the traffic lights and then out of town. At the roundabout on the outskirts, take the second exit along the A16 and after a short distance take the first right turn. Follow the lane to Tathwell and carry on down into the centre of the village, turning left onto Thackers Lane. After driving for a short distance, the property will be found in an elevated position on the left side.

## The Property

Believed to date back to the 1970s and having brick-faced cavity walls with pitched timber roof structure covered in concrete interlocking tiles. Timber-framed windows with aluminium secondary glazing. The property benefits from having been recently redecorated and having new floor coverings throughout. Heating is provided by way of a Grant oil-fired central heating boiler with supplementary hot water cylinder. The property sits in an elevated position above the road and has excellent open countryside views to the rear which could be further enjoyed if the rear





boundary hedge is lowered or removed. The property has had replacement fascias, soffits and guttering in white uPVC.

#### Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

#### Entrance Porch

Accessed via a part-glazed timber door into useful porch, ideal for shoes and coats. Light to wall and tiled floor with part-glazed timber door into:

#### Hallway

A bright and spacious, centrally positioned hall with timber doors leading to principal rooms. Large cupboard to side housing the hot water cylinder and fitted with shelving, ideal for laundry. Heating thermostat to wall, smoke alarm to ceiling and oak-effect laminated floor covering.



### Lounge

A superb and surprisingly spacious reception room with large bay window to front and further side windows. Feature timber beams to ceiling, new grey carpet and having chimney breast to side with brick surround, stone flag hearth and gas coal-effect fire.

### Kitchen Diner

Fitted with a good range of base and wall units with solid timber doors, roll-top laminated work surface and single bowl, stainless steel sink. Neff integrated electric oven and matching electric hob above with extractor fan. Built-in larder fridge to one cupboard, space and plumbing provided for washing machine and dishwasher, extractor fan to wall. Window overlooking rear garden and further side window. Oak-effect laminated floor covering. Breakfast bar to side which could be removed if required. Ample space for large dining table. Part-glazed door through to:

### Rear Porch

Situated to the side of the property and having fully glazed doors giving access to





the front and rear garden with windows to side. Oak-effect laminated floor, lighting and extractor fan.

#### Master Bedroom (front)

A generous double room with large bay window overlooking the garden. Good range of built-in wardrobes to side, grey carpeted floor.

#### Bedroom 2 (rear)

Large window overlooking rear garden and having safe built within the wall. Carpeted floor.

#### Bedroom 3

A further double bedroom overlooking the rear garden. Oak-effect vinyl cushion flooring.

#### Shower Room

Having large shower with sliding glazed door, Triton electric shower unit with panelling to wet areas, wash hand basin and low-level WC. Tiling to half-height walls, extractor fan and wall-mounted



heater. Frosted glass window to rear, vinyl cushion flooring.

#### Double Garage

Attached to the house and having metal up and over door, light and power provided with further pedestrian door and window to rear. Up-to-date modern electric consumer unit, shelving fitted to sides and the Grant oil-fired central heating boiler situated to the rear corner with timer controls and also benefitting from an outside tap to side.

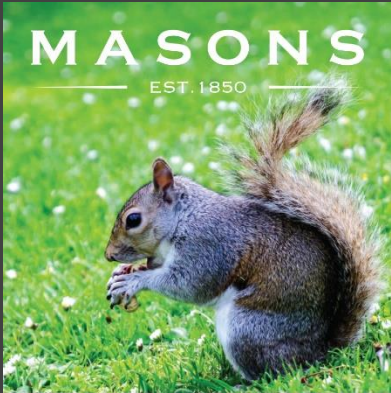
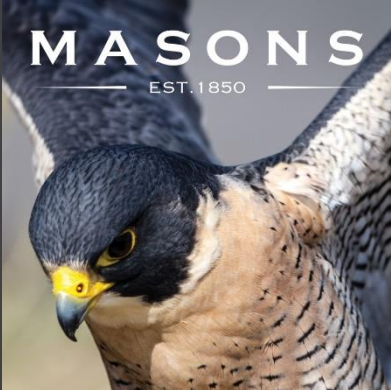
#### Front Garden

Having generous concrete driveway rising up above the road level with turning area leading to double garage. Front lawn to side and boundaries made up of high-level hedging with mature bushes and trees. Planted borders to perimeter. Down one side are positioned the LPG gas bottles for the gas fire in the lounge, outside light provided. Passage down the side of the house with outside tap and metal gate.

#### Rear Garden

A superb, generous garden, very private and having hedge and fence perimeters.









The rear perimeter could be lowered or removed to allow the full benefit of the open Wolds countryside view beyond. Concrete paths and paved and gravelled central area with bird bath. Oil storage tank to side and also benefitting from lighting and further outside tap. To one side is a useful garden shed whilst the other end houses a generously sized summer house with electrics provided.

#### Location

Tathwell is a Lincolnshire Wolds village surrounded by scenic countryside yet just 3 miles or so from Louth market town. The Grade 2 Listed Church of St. Vedast dates largely to improvements in 1857 but has elements dating back to the 12th Century as described on the Historic England website. Online research revealed the following: In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Tathwell like this: TATHWELL, a parish, with a village and two hamlets, in Louth district, Lincoln; 3 miles SSW of



Louth r. station. It has a post-office under Louth. Acres, 4,314. Real property, £4,964. Pop., 405. Houses, 70. T. manor, with T. Hall, belongs to H. Chaplin, Esq.; and Cadwell Manor, with Hall, belongs to S. Allenby, Esq. Six tumuli are on Bully Hill, and traces of an ancient camp are on Orgarth hill. The living is a vicarage in the diocese of Lincoln. Value, £425. Patron, the Bishop of L. The church was partially restored in 1857. There is a parochial school.

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year. The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the





London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre. Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

#### Viewing

Strictly by prior appointment through the selling agent.

#### General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for

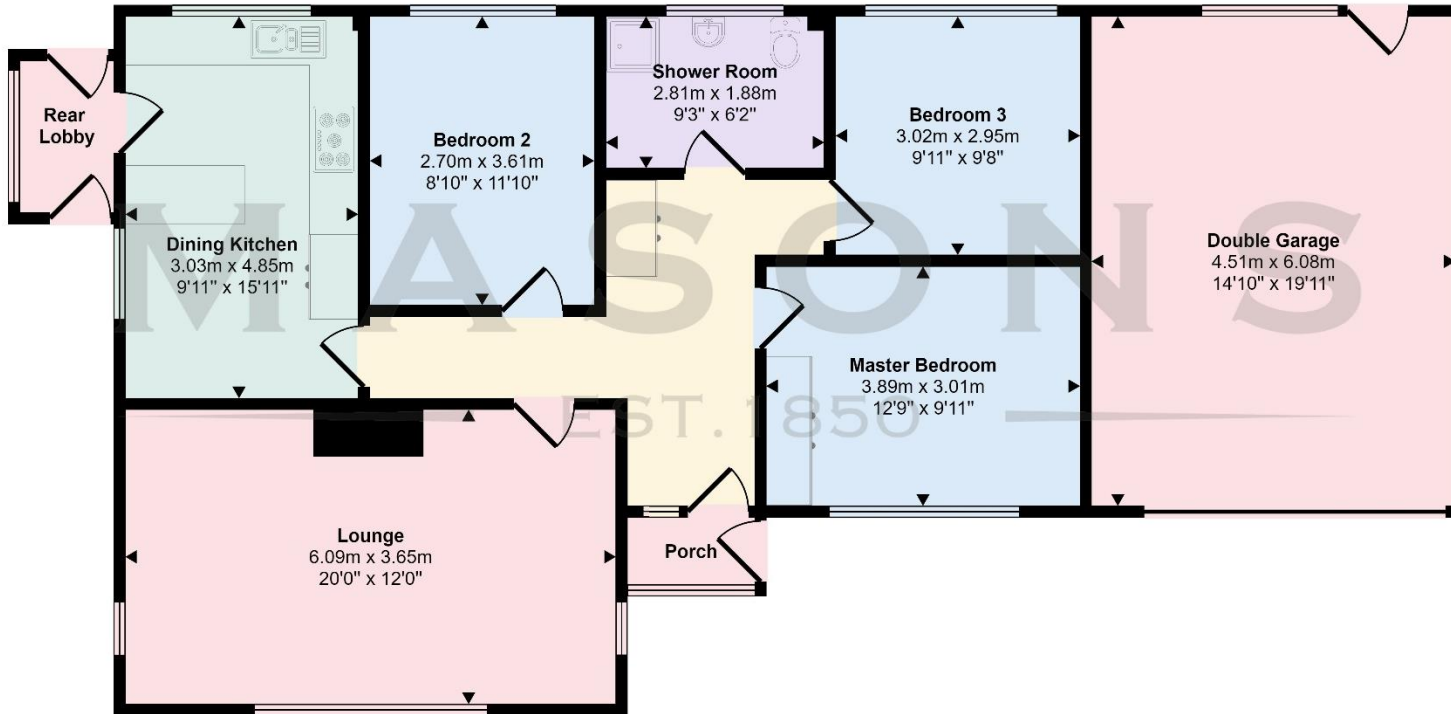
individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



The nearby Grade 2 Listed Church of St. Vedast

**Floor Plans and EPC Graph**  
 NB A PDF of the full Energy Performance Certificate can be emailed on request

Approx Gross Internal Area  
 120 sq m / 1297 sq ft



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.