

FAIRHOLME  
SOUTH COCKERINGTON LN11 7ED

**Masons**  
A ——— EST. 1850 ———

## ABOUT FAIRHOLME .....

**Positioned on the rural outskirts of South Cockerington within a large plot with views over farmland at the rear, this individual detached country bungalow has larger than average two double bed roomed accommodation of equal size to many three-bedroom properties. Driveway with parking for several cars, garage, oil central heating system and uPVC double-glazed windows and external doors. For sale with NO CHAIN.**

### **Directions**

Proceed away from Louth along Eastfield Road and then follow the road for around 3 miles into South Cockerington. On the far side of the village, there is a double right turn into South View Lane and immediately left into St Leonard's Lane. The bungalow is the first on the left of South View Lane and the driveway is the first right off St Leonard's Lane.

### **The Property**

The property comprises an individual detached bungalow thought to have been built around 1960 with brick-faced and rendered insulated cavity walls and flared stone chimney stacks under a pitched concrete tiled roof. The windows are uPVC double glazed in white and there is an attached single garage of single brick construction with piers under the main pitched and concrete tiled roof. Heating is by an oil central heating system and the hot water system is pressurised with a modern insulated storage cylinder. The accommodation is very well proportioned, and the plot is an excellent size with farmland at the rear. There is great potential for extensions and/or outbuildings, subject to planning and building regulation consent.





# FAIRHOLME, SOUTH VIEW LANE, SOUTH COCKERINGTON, LOUTH, LINCOLNSHIRE LN1 1 7ED

## ACCOMMODATION

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

### Wide Entrance Porch

With canopy and light over a central white uPVC double-glazed front door, having decorative arched pane and flanked by wide double-glazed side panels from floor level. Mailbox to one side. The front door opens into the:

### Entrance Hall

A bright reception area with an oak parquet floor, double radiator, smoke alarm, telephone socket and central heating thermostat. Two wall light points and trap access to the roof void which has an electric light. A good size airing cupboard houses the insulated stainless steel hot water cylinder with immersion heater, linen shelving over, expansion vessels above and wall-mounted digital central heating programmer. Ample storage space at the side of the cylinder.

### Lounge

A lovely reception room with a superb outlook, having large windows with low sills to each side and along most of the rear wall. There is a complementary double-glazed French door onto







the rear garden and patio area. Five-branch ceiling light, two wall lights and double radiator. The lounge enjoys views across the garden towards farmland beyond.

### **Dining Kitchen**

A superb size and fitted with a range of units finished in cream with brushed metal handles and comprising base cupboards, drawer unit, wide pan drawers, roll-edge, woodgrain-effect work surfaces and ceramic tile splashbacks.

The units extend to form a peninsula range with a breakfast bar on one side and on the inner side is the built-in Bosch electric oven incorporating grill and a Bosch black ceramic four-ring hob. Stainless-steel, one and a half bowl single drainer sink unit with ornate mixer tap, recess beneath with the Fridgemaster under-counter refrigerator, four spotlights to the ceiling in the kitchen area and three-branch ceiling light to the dining area.

The kitchen is bright with two windows enjoying fine views as from the lounge to the rear, side window and a front window overlooking the main approach to the property. There is a corner shelf, above which is a door giving access into the previously described airing cupboard. Radiator, ceramic-tiled floor and door to:

### **Pantry**

With shelving on three sides, window on the front elevation, electric light and ceramic-tiled floor.



### Utility/Boot Room

A good size and in the corner is the Worcester oil-fired central heating boiler. Work surface with space and plumbing beneath for washing machine and further space to the side for a dryer. Large window to the front and rear elevations, ceramic-tiled floor and extractor fan. Part-glazed (double-glazed) door to outside on the front elevation complementing the main front door into the property.

### Shower Room

With a white suite comprising a large, easy access shower cubicle with ceramic-tiled and glazed surround, chrome shower mixer unit with handset on wall rail and grip to the rear wall; low-level WC and Edwardian style Adelphi pedestal wash hand basin with old-fashioned chrome taps. Double radiator, wall mirror, part-tiled walls to three sides and rear window with tiled sill and obscure glazing. Oak-effect vinyl floor covering.







**Bedroom 1 (rear)**

A spacious double bedroom which is light and airy, having large window to the side and rear elevations overlooking the gardens and the rear window again looks out towards the open farmland. Radiator, roller blinds to the two windows and ceiling light operated by a wall and bed switch.

**Bedroom 2 (side)**

Another good size double bedroom with a window on the side elevation, radiator and a ceiling light operated by wall and bed switch.



# OUTSIDE

The property is approached over a long driveway with gravelled area to the side, all providing space to park a number of vehicles whilst also giving access to the:

## Garage

With up and over door, double-glazed window to the front elevation, work bench at the rear, shelving and electric light. Wall-mounted electricity consumer unit with MCBs and digital electricity meter above.

The gardens are a delightful feature of this property and extend to an excellent size, principally laid to lawn and enclosed by hedges, with the exception of the rear boundary which has a newly installed post and rail fence allowing open country views. There is a deep, projecting canopy porch over the main entrance with outside lights, and a further wall light by the door into the utility/boot room. Outside water tap to the side of the property.

The oil storage tank is positioned at the rear and enclosed by trellis work with climbing plants, screening this from the formal garden area. The main lawned garden is positioned at the rear and banked up to the fencing beyond, with pampas grasses, mature tree on the boundary and a paved seating area with a further outside tap. Side lawn with established tree extending around the front where there is a small apple tree producing prolific dark red apples.





### **Location**

South Cockerington is an attractive village with a Grade II Listed church at the end of St Leonard's Lane. The village is approximately 4.5 miles from the centre of Louth which is known as the capital of the Wolds. Louth has three markets each week, individual shops, schools/academies including the King Edward VI grammar school and recreational facilities comprising cinema, theatre, bars, restaurants and cafes, together with sport centres and golf club. Neighbouring Grimoldby and Manby villages have a primary school, mini supermarket and post office/shop. Main business centres are in Lincoln (35 miles) and Grimsby (19 miles).

### **Viewing:**

Strictly by appointment through the 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 C.



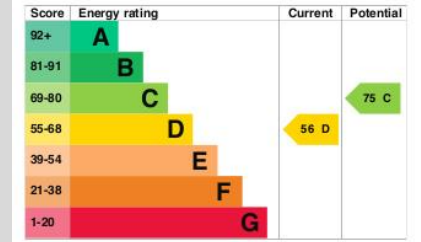
# FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area  
119 sq m / 1285 sq ft



Floorplan

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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