



2 LARKRISE, RAITHBY TOP,
RAITHBY-CUM-MALTBY,
LN11 9RY

MASON'S
EST. 1850

ABOUT 2 LARKRISE...

A well presented 3 bedroom semi-detached home positioned in an elevated location in the Lincolnshire Wolds enjoying superb views all round. This lovely family home has been well cared for and benefits from beautiful south facing private gardens, driveway and garage. Internally the well planned accommodation includes Lounge with multi fuel burner, dining room, Kitchen, sun/gym room and bathroom. To the first floor are 3 double bedrooms and WC. Ideally located just a couple of minutes' drive to Louth market town.

Directions

Travel out of Louth on the Horncastle Road. Upon reaching the A16 Louth bypass, take the right and immediately left, continuing out on the Horncastle Road, towards Horncastle on the A153. As you travel up the hill onto the Wolds, the property will be found shortly on the left-hand side, just opposite the right turning to Raithby Village.

The Property

Believed to date back to Victorian times and having painted rendered finish to walls with pitched timber roof construction with interlocking tile covering. The property has had numerous further extensions to the rear over the years, to provide a spacious three-bedroom family home. The property has timber-framed, double-glazed units with around half also having triple glazing installed with sliding sashes providing superb sound and heat insulation. Heating is provided by way of electric storage units and supplemented by a multi-fuel burner positioned in the lounge which is connected to the hot water system with hot water cylinder positioned in the loft. The property has an adjacent single garage and numerous outbuildings to the garden, which enjoys a superb southerly aspect. The house also benefits from the Vent Axia whole house ventilation system. The house also has an intruder alarm and CCTV system.





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Accommodation

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

Lounge

Well-proportioned and cosy room having windows to two aspects with secondary glazing. Front timber entrance door with secondary glazing panel. Beautiful Inglenook fireplace with multi-fuel burner which is connected to the hot water system, having brick surround, timber mantelpiece and stone hearth. Built-in shelving and cupboards to alcoves, coving to ceiling and carpeted floors.

Dining Room

Attractive decoration with spotlights to ceiling and engineered oak floor. Window to side with secondary glazing and understairs spotlights. This room could be used as a secondary reception room if required.



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Kitchen

Having a good range of base and wall units finished in Shaker style cream with pewter knobs, rolltop laminated worksurfaces and attractive tiling to splashbacks. Under-counter built-in fridge and single bowl sink, built-in eye-level double Bosch electric oven and Hotpoint full size dishwasher. Belling four-ring induction hob with Hotpoint extractor fan above. Attractive decoration and tiling to floors and inset spotlights to ceiling with extractor fan. Window overlooking garden and part-glazed timber door. Extending breakfast bar area to side and part-glazed timber door through to:

Sunroom/Gym Room

A spacious extra reception room which can be used for a variety of purposes including bedroom or homeworking space. A large size and having sliding patio doors onto garden, windows to two aspects and views across neighbouring farmland. Shelving fitted to wall and loft access hatch with carpeted floor.



Hallway

Having staircase leading to first floor with timber banister and spindles, carpeted treads, engineered oak floor and shelving fitted to side with cupboard above housing the electric meter and consumer unit. Smoke alarm to ceiling and coat hooks to side. Glazed door through to dining room and understairs storage cupboard.

Bathroom

Having white suite consisting of corner bath, wash hand basin, low-level WC, corner shower cubicle with Mira electric shower unit and extractor fan and spotlights to ceiling. Fully tiled walls with frosted glass window to side with secondary glazing. Further extractor fan to wall and wall-mounted heater. Built-in cupboard and mirrored cupboard above wash basin with shelf. White electrically heated towel rail, attractive tiling to floor.





First Floor Landing

Having carpeted floor and original panelled doors into bedrooms and WC. High-level cupboard to one side, ideal for laundry with further large cupboard to side, used as an airing cupboard with shelving provided for laundry and having the Vent Axia whole house ventilation system. Loft hatch to roof space which is boarded out with ladder and light providing ample storage.

Bedroom 1

Large double bedroom with a good range of built-in wardrobes and cupboards, bedside lights and windows to two aspects with secondary glazing. Oak-effect laminate floor and picture rails to walls.

Bedroom 2

A large double bedroom with central opening and providing space for double bed with further dressing or home working space to one end. Attractive decoration with carpeted floor and window with secondary glazing overlooking the side garden. This room could potentially be split to create a fourth bedroom if required, by the addition of a door from the landing.

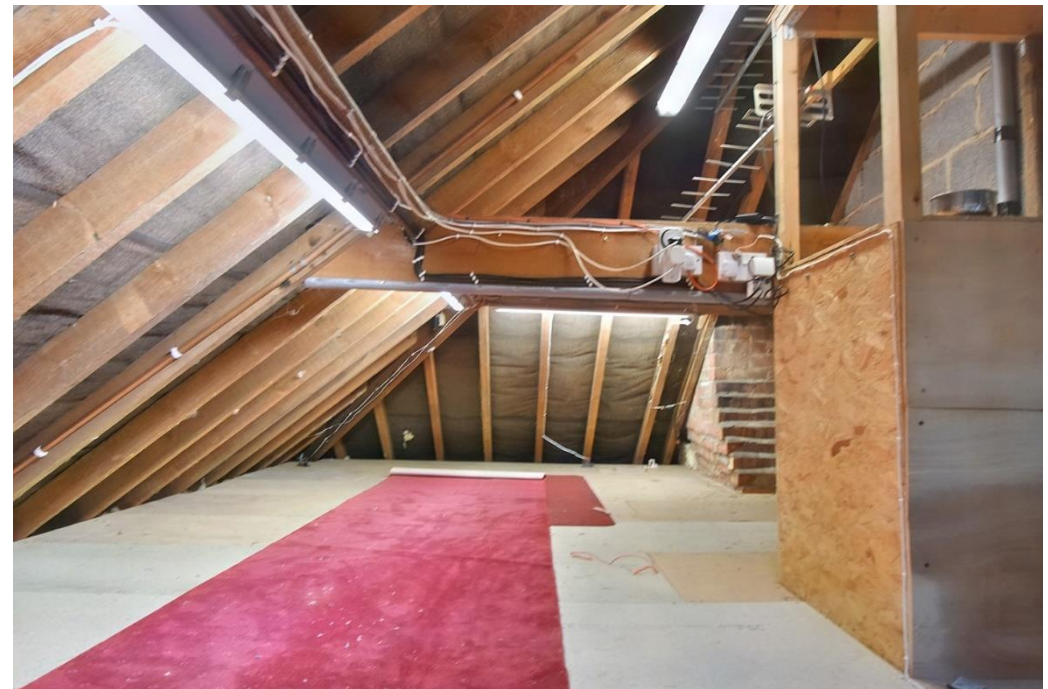


Bedroom 3

Positioned at the rear, a further double bedroom with windows to two aspects giving superb views across the Wolds countryside to the rear and side. Attractive decoration and carpeted floor.

WC

Having low-level WC, wash hand basin, attractive tiling to splashbacks, mirrored cupboard and shelf above. Frosted glass window with oak-effect floor, extractor fan to ceiling and loft hatch to roof space.





Outside

The property is accessed via a block-paved driveway providing off-road parking for two cars leading to the garage with front garden laid to lawn. Outside tap and gate down the side of the property leading to the rear entrance door. Enclosed rear courtyard garden with block paving leading into the paved patio to the rear, with hedged boundaries and brick dwarf wall and trellis screening the rear garden. Patio doors into rear sunroom with log store to rear, fitted with shelving. Outside light and tap and covered canopy over rear door to garage. Gate through to the rear of the property providing access to a further covered log store, block-paved floor, gated access from the rear of the property and views across the open farmland beyond.

Garden

Positioned to the side of the property having block-paved steps up and steps across the mainly lawned garden with pathways beyond. Hedged boundaries with mature plants, shrubs and trees and well-planted borders. A delightful south facing private space to relax in, with the garden frequented by wildlife. To one corner is a superb circular summer house with pitched roof, of timber construction with canvas sides and front, lights and patio heater fitted within and power point. Timber floor and central table and benches to side, ideal for al fresco dining and barbecues. The summer house is surrounded by a pond. To the far corner is the smart timber-framed greenhouse with glazed panels and brick dwarf wall. Power and light provided. Internal door leading to further garden store at the rear, also with light, power and separate consumer unit and fitted shelving with inside and outside tap.

Garage

Single garage with up and over door to the front, side pedestrian access door and window to side. Light and electric provided with shelving fitted to two sides and rear. Also having plumbing and electrics for washing machine.





Location

Raithby-cum-Maltby is located just two miles from the centre of Louth market town providing a gateway to the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) and within a mile of a network of public footpaths across farmland. The property enjoys superb views all round, yet just a couple of minutes' drive to all the amenities you may require. Raithby village has the beautiful St. Peter's Church. Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. 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.

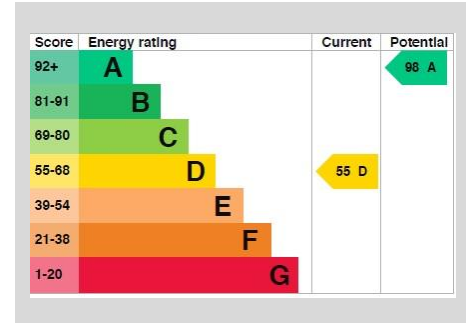
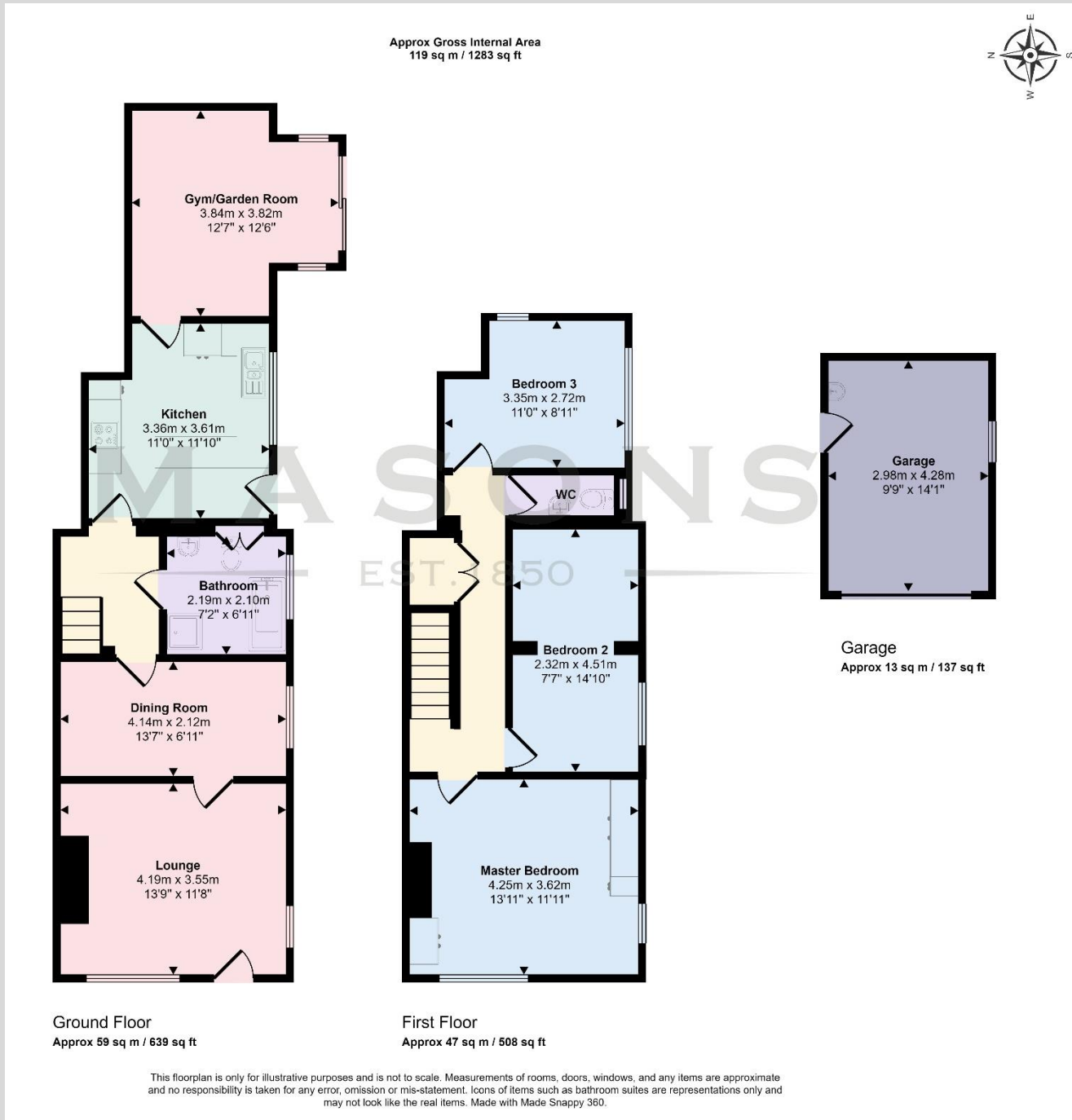
Viewing

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 included 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 and water with a private drainage system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.

FLOORPLANS AND EPC GRAPH



MASONS
EST. 1850

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

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