



HORSESHOE COTTAGE,  
CALCEBY CORNER

**M A S O N S**  
EST. 1850

# ABOUT HORSESHOE COTTAGE...

Nestled in a scenic woodland setting, a superbly presented 3 bedroom house having been renovated to a high specification by the current vendor. The property offers modern living accommodation comprising Kitchen diner, Lounge and Utility with WC. To the first floor are 3 generous bedrooms with family bathroom. The house enjoys a sunny aspect to the front with lawned gardens and ample driveway parking and is well positioned between popular market towns or a short drive to the sandy beaches on the coast.

## Directions

To travel to the property from Louth, travel away from Louth along the A16 in a southerly direction, passing various villages and after travelling through Swaby, continue to the next left turning signposted South Thoresby. After a short distance take the immediate next left down a no-through road where the property will be shortly found on the right-hand side.

## The Property

Extensively renovated and modernised by the current vendor, having undergone back-to-brick restoration with insulated walls, replastered, new flooring, decoration, kitchen and bathrooms. All new uPVC doors and windows with replacement roof covering, re-rendered and painted external facing walls with clay pantiles over the pitched roof. All new radiators linked to the oil-fired central heating boiler which is serviced on a regular basis. Externally, newly landscaped garden all round with off street parking, presenting a turn-key property ready to move into, in a sought-after area positioned down a quiet no-through road with no passing traffic and woodland area opposite.

## Accommodation

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

## Lounge

With opening through from the kitchen, a very spacious reception room with window to front overlooking driveway and garden. Carpeted floor, neutral decoration.



# HORSESHOE COTTAGE, CALCEBY CORNER, ALFORD, LN13 0AU

## Kitchen Diner

A superb large open plan room having composite front entrance door into the kitchen with good range of base and wall units finished with gloss grey doors. Marble-effect laminated work surfaces with tiling to splashbacks, one and a half bowl stainless steel sink with chrome pull-out mono mixer tap. Twin windows to front. Built-in appliances including Beko single electric oven and Bosch four-ring induction hob with extractor above, alcove to side ideal for storage, space to side for fridge/freezer. Wood-effect tiled flooring throughout extending across the dining area with ample space for large dining table. Staircase leading to first floor with carpeted treads with opening through to:





### **Rear Lobby**

Having window to rear, tiled floor with understairs storage area with further door leading into:

### **Utility/WC**

Housing the Firebird oil-fired central heating boiler with pressurised hot water cylinder adjacent. Frosted glass window, back to wall WC with wash hand basin to side having cupboard below, tiling to floor and plumbing for washing machine, making a useful storage area.

### **First Floor Landing**

A spacious landing on separate levels with window to the rear, carpeted floor, four-panel doors to bedrooms and bathroom, loft hatch to roof space with spotlights to ceiling. Steps up to side landing with large cupboard with timber doors over stairs.



**Bedroom 1**

A large double bedroom with window to front, carpeted floor and loft hatch to roof space. Neutrally decorated, being a very generous double in size.

**Bedroom 2**

A further double bedroom with window to front, carpeted floors, vaulted ceilings and neutral decoration.

**Bedroom 3**

A further small double or large single with window to front, vaulted ceilings, carpeted floor and neutral decoration.





### **Family Bathroom**

With P-shaped shower bath having screen to side and tap with mixer and shower attachment. Tiling to wet areas, wash hand basin with splashback, low-level WC, twin frosted glass windows to rear and attractive tiling to floor.

### **Outside**

Front garden laid to lawn with gravel driveway to side providing parking for two vehicles. Concrete pathways around the side of the property, raised lawn with picket fence to one side. Oil storage tank situated to one side with access through to rear garden, laid to low-maintenance gravel with raised brick retaining wall painted grey with further fence panels above, ideal space for storage of bins and could site a garden shed, etc.



**Location**

The property nestles on the fringe of a small Lincolnshire Wolds village surrounded by scenic countryside yet only a short drive from the A16 road giving direct access to the main centres in the area. The village has a variety of individual properties and local facilities are best found in the market towns of Louth (10 miles), Alford (6 miles) and Spilsby (8 miles), though there is a service station with general store at the Ulceby Cross roundabout just 4 miles from the property. Main regional business centres are in Lincoln, Grimsby and Boston. The area has an excellent network of pathways and bridleways leading through the Lincolnshire Wolds and there are some good sporting facilities in Louth, including the Kenwick Park leisure and equestrian centre with swimming pool and golf course, various sporting institutions in Louth with a recently constructed leisure centre, together with the Louth theatre and cinema.

**Viewing**

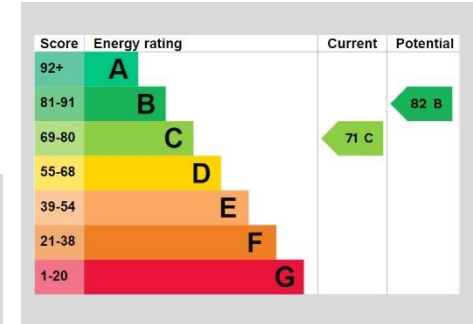
Strictly by prior appointment through the selling agent.

**General Information**

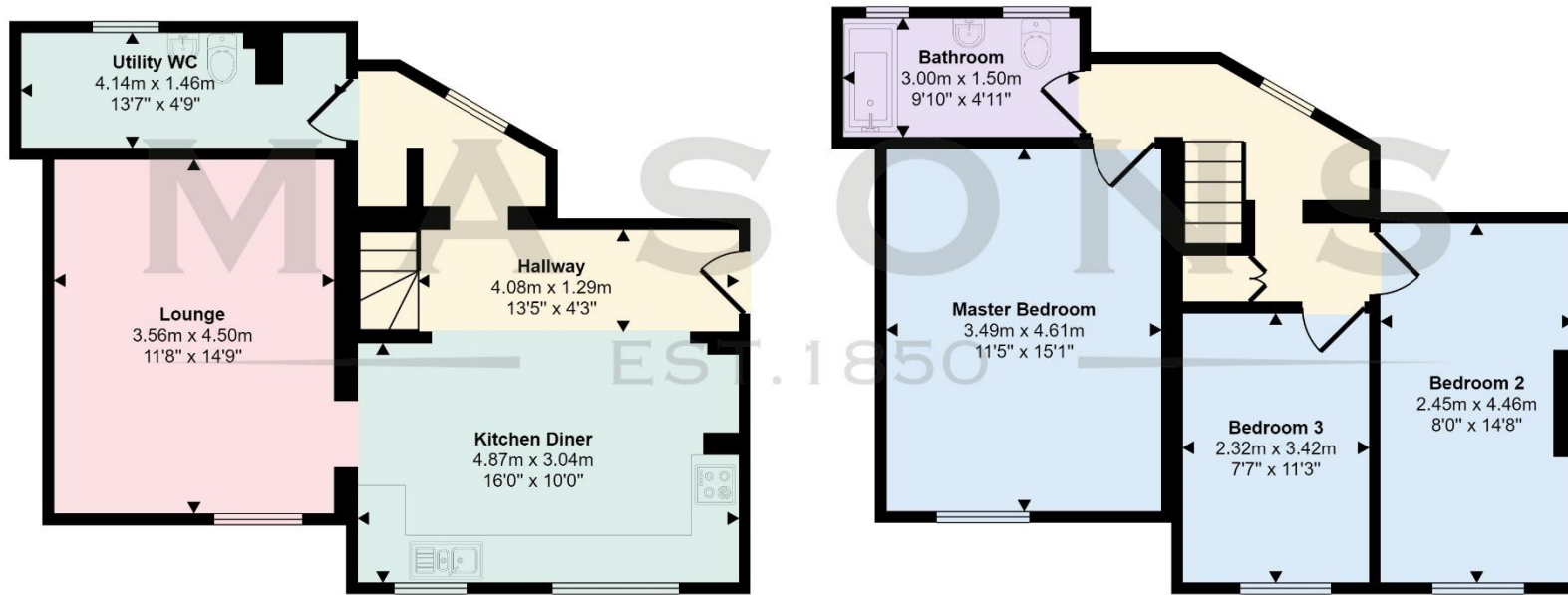
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 and water and 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



Approx Gross Internal Area  
99 sq m / 1067 sq ft



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.

## MASONS

EST. 1850

Cornmarket, Louth,  
Lincolnshire LN11 9QD  
T 01507 350500

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