

Lock View River Lane Keddington Louth LN11 7HQ

£790,000

Council Tax Band E

JOHN TAYLORS  
EST. 1859

**Standing in a spacious plot within a sought-after village setting and close to Louth historic former canal, this individual detached house which was completed in 2019 by the current owners and offers extensive and high-quality living accommodation. Thoughtfully designed with the modern family in mind, the property offers spacious rooms over two floors, underfloor heating throughout the ground floor and a spectacular living kitchen which extends out into the rear garden & having bifold doors, seamlessly blends indoor with outdoor living.**

### **Location**

Keddington is a popular small village, some 2 miles north east of the market town of Louth and is ideally positioned for walks along the disused Louth canal. 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.

### **Rooms**

#### **Reception Hall**

With tiled flooring and underfloor heating, composite double glazed front door, uPVC double glazed window, open tread staircase to 1st floor, digital room thermostat, built-in airing cupboard housing pressurised hot water cylinder. Maximum measurements. 14'4" x 11'6" (4.43m x 3.56m) & 13'3" x 8'4" (4.08m x 2.58m)

#### **Living Room**

With wall mounted real flame fire, four large uPVC double glazed windows, underfloor heating and digital room thermostat. 20'7" x 17'8" (6.31m x 5.43m)

#### **Office/Bedroom five**

With tiled floor and underfloor heating, uPVC double glazed window, TV aerial point, Oak part glazed double doors and individual digital thermostat. 12'8" x 11'6" (3.93m x 3.55m)

#### **Utility Room**

With fitted wall and base cupboards, work top, resin and stainless steel sink, plumbing for automatic washing machine, tiled floor and underfloor heating, digital room thermostat, uPVC double glazed side access door & Ideal Logic LPG gas fired Combi central heating boiler. 9'3" x 5'8" (2.86m x 1.79m)

#### **Ground Floor Toilet**

With close couple WC having concealed system, vanity basin, part tiled walls, tiled floor and underfloor heating, extractor fan and double glazed window.

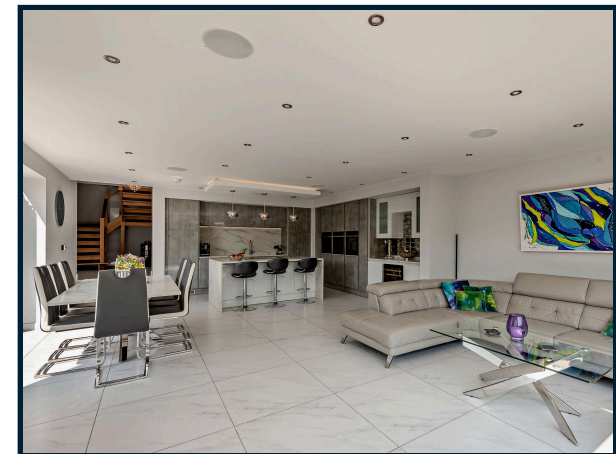
#### **Ground Floor Bedroom**

With built-in wardrobes, uPVC double glazed window, room thermostat, TV aerial point, underfloor heating. 13'7" x 10'2" (4.18m x 3.12m)

**En-Suite Shower Room** With tiled walk in shower having mains fed shower, wash basin, close couple WC with concealed system, tiled walls and floor, chrome radiator/heated towel, uPVC double glazed window and extractor fan. 7'2" x 5'5" (2.22m x 1.68m)

#### **Living Kitchen**

Stylish modern fitted kitchen comprising of gloss fronted fitted cupboards & drawers, quartz worktops, stainless steel sink with mini sink & Quooker boiling and chilled water tap, integrated electric oven, steam oven, microwave and warming drawer, drinks cooler & fridge & freezer, tiled mirror back splash tiling, Quartz work island having integrated Neff induction electric hob, cupboards, drawers and seating area, tiled floor with underfloor heating, seating areas for dining and recreational, bifold doors to rear & side elevations opening the room out to the rear garden, down lighters and home audio speakers to ceiling, digital room thermostat. Maximum measurements. 29'5" x 18'8" (9m x 5.76m)



### **Glass & Oak Staircase to First Floor Landing**

With oak engineered flooring, uPVC double glazed dormer window, digital thermostat.

### **Bedroom 2**

With sloping ceiling, built-in display shelving, two Keylite double glazed roof window, uPVC double glazed dormer window, radiator. 13'1" x 14'5" (4.00m x 4.40m) extending to 19'6" (6.00m) & narrowing to 5'5" (1.68 m).

### **Walk In Wardrobe Off**

With radiator and clothes shelving units.

### **Master Bedroom**

With sloping ceilings, radiator, uPVC double window, glass gable end with fixed panel double glazed windows and double doors which open to a balcony allowing views of the rear garden and countryside beyond, built eaves storage and large 'L' shape walk in wardrobe with clothes and shelving units as well as two radiators . 13'7" x 6'2" (4.18m x 1.91m) & 13'1" x 12'9" (4m x 3.94m)

### **En-Suite Shower Room**

With large walk in shower having tiled walls and mains fed shower, wash basin and cupboard, close couple toilet with concealed cistern, tiled floor, illuminated wall mirror , wall mounted radiator and extractor fan. 7'6" x 6'2" (2.32m x 1.9m)

### **Bedroom 3**

With sloping ceiling, two uPVC double glazed Keylite roof windows ,overhead bed lighting, radiator and built-in storage cupboard off. 13'8" x 11'2" (4.21m x 3.44m)

### **Family Bathroom**

With large freestanding resin bath and shower mixer tap, close couple toilet with concealed cistern, fitted cupboard and quartz shelf with mounted wash basin, illuminated mirror, part tiled walls, walk in shower with mains fed shower, tiled floor, wall mounted chrome towel rail/radiator & two uPVC double glazed, Key lite roof windows. 12'4" x 8'2" (3.78m x 2.51m)

### **Outside**

The spacious and attractive gardens include Sand stone patio areas and steps, shaped lawns, raised flower beds , semi mature trees and a fabulous timber garden room (3.79 m x 2.78 m ) with power, raised vegetable beds, timber shed, fruit trees, chip stone gravelled driveway & brick pillar entrance having metal electric metal gates.

### **Detached Double Garage**

With roller shutter door, power and lighting, uPVC double glazed pedestrian access door. 23'8" x 18'9" (7.27m x 5.79m)

**Services** The property is understood to have mains water and electricity and non mains drainage. LPG gas fired central heating.

**Tenure** The property is understood to be freehold.

### **Council Tax Band**

According to the government's online portal, the property is currently in Council Tax Band E.

### **Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 5 Mbps and an upload speed of 0.7 Mbps and a superfast download 37 Mbps and upload speed of 7 Mbps. Ultrafast 10000 Mbps and an upload speed of 10000 Mbps. Openreach, Virgin and Upp networks are available.

### **Mobile**

We understand from the Ofcom website there is likely mobile coverage from EE and Vodafone.



GROUND FLOOR  
1618 sq.ft. (150.3 sq.m.) approx.



1ST FLOOR  
1137 sq.ft. (105.6 sq.m.) approx.



TOTAL FLOOR AREA : 2755 sq.ft. (255.9 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.  
Made with Metropix ©2024

**John Taylors**

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			