



M A S O N S
EST. 1850

HILLCREST, TOP ROAD,
LITTLE CAWTHORPE, LOUTH,
LN11 8NB

ABOUT HILLCREST

An extremely spacious and well-presented detached country bungalow, much improved by the current owners and standing on a large plot (around 0,44 acre STS) with a superb south-west facing rear garden backing onto fields and a long, sweeping in/out driveway at the front. The three double-bedroom accommodation has been greatly improved and features a lounge 6.49m x 6.77m (21ft4 x 22ft3), a bespoke re-fitted kitchen by Murdoch Troon, a 32ft (9.73m) garden room, master bedroom with ensuite wet room, combined bathroom and wet room, and a detached double garage.

Directions

Proceed away from Louth along the Legbourne Road, go past the Louth Garden Centre on the left and at the roundabout, take the second exit along the A157. Follow the road for a short distance and take the first right turn towards Little Cawthorpe. After proceeding along the long, straight lane, bear right at the bend and proceed up the hill. Then bear left round the next bend and after just a few yards the property will be found on the right side.

The Property

Hillcrest is originally thought to date back to the early part of the 20th century but has been significantly extended and altered over the years. The property has rendered walls with a white colourwash finish beneath a pitched timber roof structure covered in concrete tiles and the windows are uPVC double-glazed units. The exceptionally spacious double-glazed garden room at the rear has a pitched, glazed roof with insulated panels and a white uPVC gloss finish to the underside. Heating is by a gas central heating boiler supplemented by electric radiators and there is a substantial bank of owned photovoltaic solar panels with three battery storage units.

The master bedroom has a modern ensuite wet room with an easy access walk-in shower area and the main bathroom has a white suite and combined walk-in corner shower with a separate WC off the rear hall. The kitchen has been refitted by Murdock Troon and has an extensive range of bespoke units with a painted finish and oak work surfaces.



01507 350500

MOVEWITHMASONSON.CO.UK



ABOUT HILLCREST

There is a separate dining room and an exceptionally spacious lounge of superb proportions. In general, the rooms have large windows creating a bright and airy interior whilst also providing some lovely views across fields to the rear and from the elevated position across open countryside at the front, towards the village.

Outside the property is a gardener's and sun-worshipper's delight with a large lawn on the south west side forming an all day sun-trap and well stocked with plants and trees together with greenhouse, gardener's toilet and two modern gazebos. The in/out drive affords space to park many vehicles and leads to the detached double garage.

Viewing is highly recommended and please note that all carpets, all ceiling-and wall-light fittings and carpets to the lounge, dining room and hall are included in the sale.



01507 350500

MOVEWITHMASONSON.CO.UK

HILLCREST, TOP ROAD, LITTLE CAWTHORPE, LOUTH, LN11 8NB

Accommodation

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

The main entrance is at the front of the bungalow where a composite woodgrain-effect, part-glazed front door (double glazed) has windows to each side and opens onto the:

Entrance Porch

Ceramic-tiled floor, radiator, decorative coving to the ceiling and wall light point. White four-panel door to recessed cupboard containing the Growatt control panel for the photovoltaic solar panels and the top cupboard houses three batteries to store generated electricity.

There is an inner part-glazed door with bevelled panes finished in oak to the hallway and further complementary interior doors between the rooms inside.

Entrance Hallway

Comprising a reception area with radiator, moulded coving to the ceiling and door chimes, a rear hallway with window overlooking the garden and fields beyond and having a further radiator and a combined light and ventilation fan to the ceiling, together with a square opening with scroll-shaped brackets to each side and trap access to the main roof void. This area has a built-in corner cupboard finished in light oak with glazed display cabinet over base cupboard and there is a central heating thermostat and opening through to the side hallway which leads to the bedrooms and bathroom, again with moulded coving to the ceiling. There are four wall lights in the overall hall area and a smoke alarm.





Dining Room

With laminated, hardwood style floor covering, decorative coving to the ceiling and centre rose to the ceiling light point. Wide front window presenting open views across the drive and front garden towards the village in the distance. Part-glazed door to the kitchen and matching double doors to the lounge. Smoke alarm to the ceiling.

Lounge

Exceptionally spacious with two oriel bow windows on the front elevation presenting views as from the dining room and rear double-glazed French doors with side panels to the garden room. Three radiators, deep, moulded coving to the ceiling and centre decorative rose to the ceiling light point with smoke alarm adjacent. Two wall light points and a slim, oak four-panel door to the utility room and lobby. There is a composite marble style fireplace and hearth with an inset, coal-effect gas fire.



Garden Room

A superbly proportioned and versatile room with more than ample space for seating and dining as required and having a hipped, glazed roof, insulated internally with uPVC gloss white panelling and having two combined ventilation fans and lights to the ridge. There are three radiators, double-glazed windows across the rear elevation to both sides with inset, arched panels and double French doors to one side and at the rear with a single French door on the opposite side elevation. Ceramic-tiled floor and door to the:





Kitchen

Extremely well fitted with a bespoke range of units by Murdoch Troon having an attractive painted finish and oak-block, deep work surfaces with ceramic tile splashbacks. The units have stainless steel handles and comprise a range of base cupboards, numerous drawer units of varying sized including deep pan drawers and a tall unit housing the Neff electric fan-assisted double oven with grill to the upper section and top cupboard over. There is a white twin Belfast sink with chrome lever mixer tap, and a range of wall cupboards with downlighters beneath and shaped cornice mouldings. Tall shelf display unit to one side of the sink, and wide window over the sink onto the garden room with views through to the rear garden and fields. Neff five-ring gas hob with projecting moulded canopy over incorporating a cooker hood with light. Space with plumbing for a full-size dishwasher, tall cupboard units to one side with re fridge/freezer(included in the sale) and further base cupboard adjacent. Digital programmer for the central heating system. Ceiling downlighter spotlights, combined ventilation fan and light, ceramic-tiled floor and part-glazed oak doors to the hall and, as previously mentioned, from the garden room.



Utility Lobby (off the lounge)

With a range of shelf units to the front and rear, ceiling light point, ceramic-tiled floor and opening to the:

Utility Room

A practical room with roll-edge work surface to one side having a single-drainer, stainless steel sink unit and ceramic tile splashback; double cupboard under and space adjacent with plumbing for washing machine and space for a tumble dryer. Large, double wall cupboard which is open beneath, and which houses the Viessman gas-fired central heating boiler which is positioned over the foam-lagged hot water cylinder with immersion heater. Ample space for further appliances such as refrigerators or freezers, ceramic-tiled floor, two further double wall cupboards and trap access to the wing roof void. Three spotlights to the coved ceiling, carbon monoxide alarm, side window and hardwood six-panel door to outside. Wall-mounted electric radiator.

Bedroom 1 (front)

Entered through a shaped archway from its own lobby off the hall, this double bedroom has a wide front window with louvre blinds and presenting views across the garden toward the village. Decorative coving to the ceiling, full-length range of built-in double wardrobes with hardwood and veneered doors, clothes rails internally and a range of top cupboards above. White-painted, arched four-panel door to the:

En Suite Wet Room

Ceramic-tiled from floor to ceiling with anti-slip floor, having a floor gully to the shower area which has a Mira thermostatic shower unit and a handset with wall rail. Further wall grips and a chrome ladder style radiator/towel rail. White suite comprising a low-level, dual-flush WC and pedestal wash hand basin with lever taps. Mirror-fronted cabinet having display niches beneath. Electric wall fan heater and ceiling extractor fan.





Bedroom 2 (front)

A third double bedroom which also has free-standing oak single and double wardrobe within one unit, with drawers beneath and a matching chest of five drawers with a mirror over, all of which will be included in the sale. Decorative coving to the ceiling, radiator and wide front window with vertical louvre blinds presenting views from the elevated setting towards the village.

Bedroom 3 (rear)

A bright double bedroom with a large rear window overlooking the main garden and fields beyond. Radiator, decorative coving to the ceiling and combined ventilation fan and light. There are two free-standing, quality oak double wardrobes which will be included in the sale, each having a wide drawer beneath the clothes hanging area.

Bathroom

A bathroom and wet room combined, there is a white suite and a walk-in shower area to the corner with anti-slip flooring, a wall-rebated shower mixer unit, drench head and extractor fan over. The suite comprises a jacuzzi bath with chrome taps having shower fittings and a pedestal wash hand basin with lever taps. Adjacent, there is a substantial combined white column-style radiator and chrome towel rail. The walls are ceramic tiled from floor to the coved ceiling. Rear window in a ceramic-tiled reveal, shaver socket and white four-panel double doors open onto an airing cupboard with shelving and radiator.

Separate Cloakroom/WC

With a white suite of low-level, dual-flush WC and a vanity wash hand basin with single lever tap over double cupboards in white. Electric combined radiator and towel rail, part ceramic-tiled walls, rear window and extractor fan.





01507 350500

MOVWITHMASONSON.CO.UK

Gardener's Toilet

Integral within the main structure of the bungalow with a white, low-level WC and pedestal wash hand basin with ceramic tile splashback. Ceiling light and composite dual-coloured door from the garden.

Detached Double Garage

Brick and block built with two remote control, electric motorised up and over doors, strip lighting, power points and bench with wall cupboard to one corner. Electricity consumer unit with MCBs and power point for outside appliances with circuit breaker. Side pedestrian door.

Gardens

The property is approached over a long in/out driveway with paved areas and gravelled across the front of the building, all providing parking space for several vehicles. The drive extends at one side to give access to the garage.

The driveway is formed through a lawned garden with a fine variety of ornamental trees, shrubs, roses and bushes set into beds and borders behind a hedgerow along the front boundary. The lawn extends along the south-east side elevation. Flagstone steps lead up to the main front entrance with handrails, brick pillars and lights to each side. There are retaining rendered walls on each side to raised terraces on each side of the porch and continuing round the south-east side with further ornamental trees and shrubs. Between the garage and bungalow there are tall shaped ledged, braced and framed screen gates allowing access into the main rear garden over a block pathway with wall lanterns adjacent.

The rear garden is a superb size with a wide, sandstone patio extending across one side and retaining walls to the raised lawn beyond, with steps leading up. The lawn also has a variety of ornamental trees, shrubs and bushes and at the side there is picket fencing enclosing a productive kitchen garden. At the side of the bungalow there is paved clothes drying area, an outside tap and steps up with handrail through a timber rose-arch. This leads to a secluded corner of the garden with raised decking and a superb gazebo over the decked seating/dining area. Flagstones form a path through a small lawn here past a pumped gravel stream and past prolific planting to a walk-through trellis arch. This gives access to the metal-framed greenhouse which is screened by greenery from the main garden area and there is a large water butt at the side.

The main lawn is very spacious with a beech tree at one side and near to the bungalow there is another smaller gazebo.





01507 350500

MOVEWITHMASONS.CO.UK

Viewing: Strictly by prior appointment through the selling agent.

Location

Little Cawthorpe is a particularly popular village on the fringe of the Lincolnshire Wolds Area of Outstanding Natural Beauty with many unique character homes and a popular public house locally known as The Splash, positioned by the village ford and just a short walk from Barford.

Louth is just three miles away and has thrice-weekly markets, a variety of individual shops, sports facilities including swimming pool, golf club, bowls, athletics grounds, tennis academy, etc. and the Kenwick Park leisure centre with golf course, swimming pool and equestrian centre is between Louth and Little Cawthorpe.

Louth has some excellent schools with academies, including the King Edward VI grammar school and Grimsby is about 17 miles to the north whilst Lincoln is some 30 miles inland. The coast is around 14 miles from the village at its closest point.

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 gas electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E.

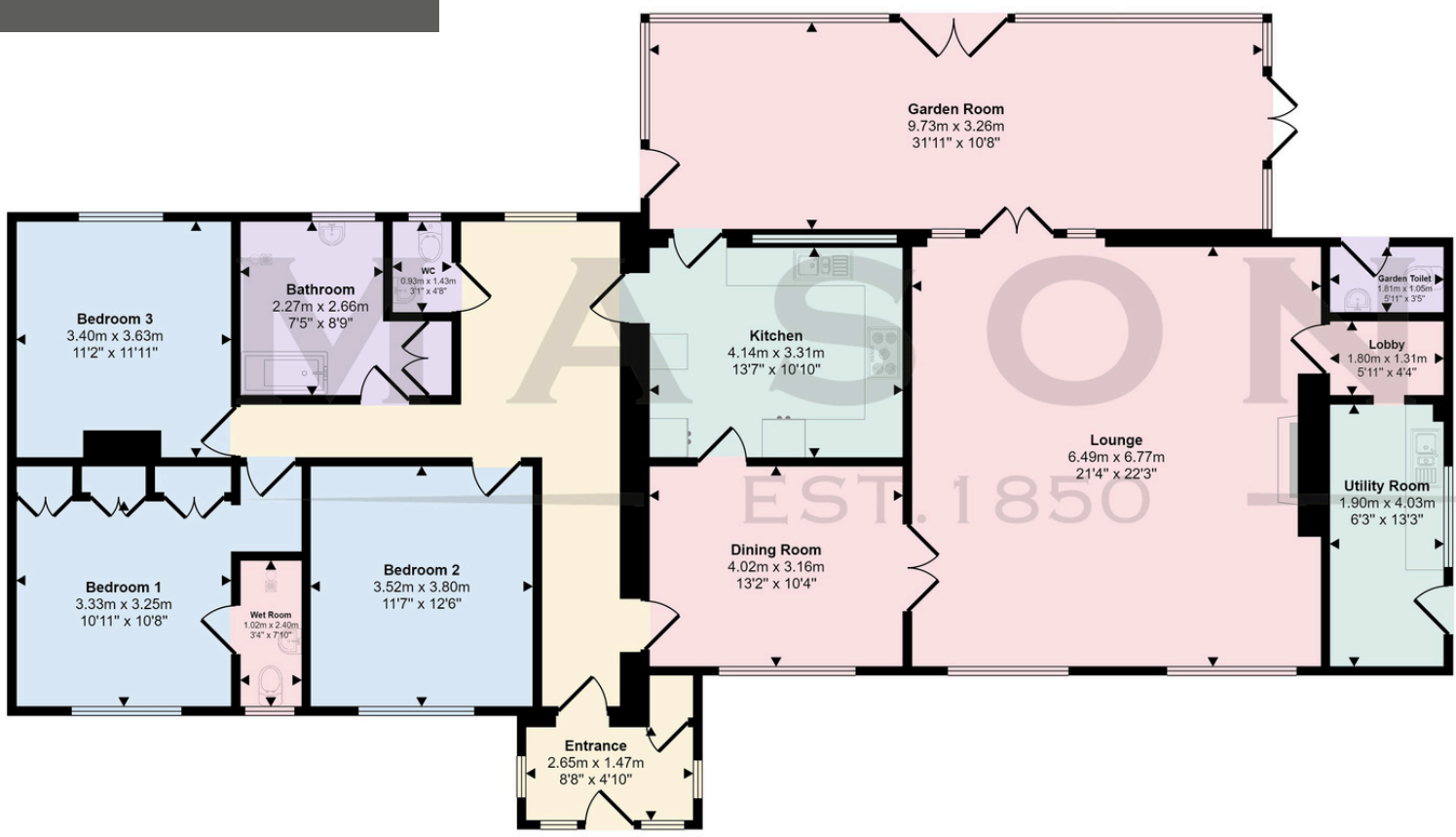


01507 350500

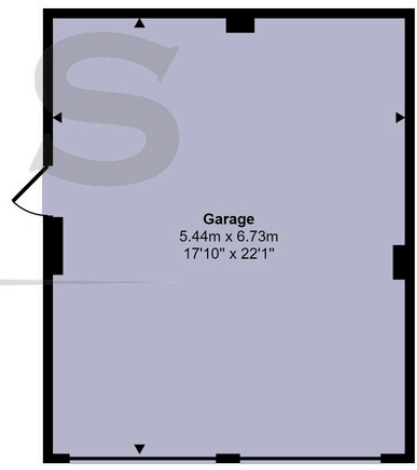
MOVEWITHMASONS.CO.UK

FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
237 sq m / 2552 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Garage
Approx 37 sq m / 394 sq ft

Floorplan
Approx 200 sq m / 2157 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.

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:
 (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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 Masons Louth 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.

MASONS
EST. 1850



UKLANDand
FARMS.co.uk