



WHITE HEATHER
TATHWELL

MASON'S
EST. 1850



ABOUT WHITE HEATHER...

An individually designed, three bedroom dormer bungalow positioned in the popular Wolds village of Tathwell. The property sits on a large, elevated plot with gardens sloping gently away down to the lake, enjoying waterside views from the terrace. Extensive driveway parking with double garage and well-maintained gardens all round. Internally, the property comprises spacious hall with study area, kitchen diner opening to conservatory, lounge, two bedrooms to the ground floor and shower room, whilst to the first floor is the master bedroom suite with en suite shower room.

Directions

From St James' Church in Louth proceed south along Ugate and carry straight on at the traffic lights, proceed away from the town and at the roundabout take the second exit. After a short distance take the first right turning to Tathwell. Upon reaching the village outskirts, at the crossroads, carry straight on and down into the village centre, travel around the right hand bend and the drive for the property is on the left.

The Property

Believed to date back to the 1970s, being an individually designed dormer bungalow with a later built double garage positioned to the side with an integral utility and gardener's WC. The property has a modern 2 year old external WarmFlow oil-fired central heating system with recently installed tank, together with the benefit of LPG bottles for the hob and fire in the lounge. The property has brick-faced cavity wall construction with interlocking tiled roof over a pitched structure with uPVC windows and doors with matching uPVC soffits, fascias and guttering. Sitting in a delightful, elevated position above the road with gardens sloping gently away and downhill towards the lake at the bottom of the garden, creating a tranquil and delightfully relaxing space.



WHITE HEATHER, TATHWELL, LOUTH, LN1 1 9SR

Accommodation

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

Entrance Hall

Having uPVC door with frosted glass window to side, a spacious entrance with vaulted ceilings, staircase leading to first floor with timber banister and carpeted treads. Four-panel doors to principal rooms, solid timber flooring and neutrally decorated with attractive coloured glass blocks to wall. Steps up into further carpeted hallway extending to the side into the **Study Area**, currently set up as a study with window to the side, however, could also be used as a dining area, etc.

Kitchen Diner

Good range of base and wall units finished in cream colour with rolltop, laminated work surfaces, one and a half bowl sink, space and plumbing for washing machine, tumble dryer and dishwasher. Attractive tiling to splashbacks. Beko four-ring gas hob with extractor above, eye-level double electric Hotpoint oven with dresser unit to side with glazed cupboards. Further space for under-counter freezer, windows to side and uPVC entrance door to rear garden, tile-effect floor. Opening to one end into:





Conservatory

Superb addition to the property having dwarf wall to side and fully double-glazed windows and roof panes, wood-effect floor and with sliding patio door into garden, creating a delightful space to relax.

Lounge

Positioned to the rear with a large picture window overlooking the rear gardens and lake beyond, making for a peaceful setting. A spacious reception room having vaulted ceiling with exposed timber beams, further windows to either side, carpeted floor and fireplace with marble surround and hearth with inset, coal-effect gas fire.





Bedroom 2

Ground floor double bedroom positioned to the front with carpeted floor, window and high-level electric for television.

Bedroom 3

A further ground floor double bedroom positioned to the front with carpeted floor and window.

Shower Room

A spacious shower room with low-level WC, wash hand basin and large shower cubicle with sliding glass door, Triton electric shower unit, panelling to wet areas and attractive tiling to the remainder of walls to half height. Ceiling and wall light points, wood-effect floor and frosted glass window.





First Floor Landing

Carpeted floor and door into:

Master Bedroom

A superb first floor master bedroom suite, double in size with window to side, part-vaulted ceilings and extensive built-in wardrobe space. Carpeted floor and further door to side giving access to the eaves storage space, providing useful storage.

En Suite

Modern suite consisting low-level WC, wash hand basin with storage cupboards below. Corner curved shower cubicle with sliding glass door and panelling to wet areas. Bristol electric shower unit, tiling to half-height walls, chrome heated towel rail and frosted glass window to side with wood-effect flooring.



Double Garage

A more recent addition to the property, being of brick construction with pitched roof covered in interlocking tiles. Remote roller electric door to front into the spacious double garage with lights and electric provided. Storage cupboards to side, concrete floor and small windows to rear aspect. Sliding door into:

Utility Room

Having separate front pedestrian uPVC door, base units with worktop, single bowl sink, window to side, space and plumbing provided for washing machine and fitted shelving to sides, ideal for use while gardening and for pets, etc.

Gardener's WC

Accessed off the double garage with sliding door, window to side, low-level WC, wash hand basin with tiling to splashback, wood-effect floor.





Front Garden

The property is in an elevated position above the road accessed via a tarmac drive which sweeps around and up hill to the property, giving access to the extensive tarmac drive and garage. A good range of mature bushes, shrubs and trees to boundaries with fruit trees, low maintenance barked areas, extensive array of apple trees. Water collection butt and large timber garden shed positioned on a concrete base. To the side, through an arched gateway, is an enclosed vegetable garden with raised vegetable plots and a large aluminium-framed greenhouse. Further water collection butt and gated access through the high-level fencing back to the road. Concrete path extending around the property and leading down the side with the recently installed oil storage tank and LPG gas bottles for the hob and fire, together with the Warm Flow oil-fired external central heating boiler, outside tap and rear entrance into kitchen and extending to the rear patio.



Rear Garden

Timber pergola with slate chippings with an excellent array of climbing plants and flowering bushes, lawned garden to either side making for a delightful walkway extending down into the rear lawned garden. Concrete pathway to side giving access to the rear patio adjacent the conservatory with a delightful south-easterly aspect enjoying the sun and making an ideal space to relax and enjoy barbecues. Steps down into the main garden. A large central lawn with deep and well-planted mature borders with flowering bushes, shrubs and trees making a very private space. Composting area to one side. Concrete path leading down to the bottom of the garden with lamp post and steps down to the rear decked terrace, an extensive decked area with timber frame summer house enjoying breath-taking views across the lake, paddock and woodland beyond. A completely private space with paved path extending to either side with further mature planting and steps down to the water's edge, creating an ideal space to relax of a summer's evening enjoying a barbecue and entertaining friends and family.





Location

Tathwell is one of the sought-after Wolds villages which are within close proximity of Louth market town, enjoying a beautiful rural setting combined with the convenience of just a few minutes' drive to the town's range of shops, schools and recreational facilities. A footpath leads from close to the property, across the hills to Louth or another route allows a walk onto the higher ground above the village to the south-west.

Louth has many restaurants, cafés and wine bars, a thriving theatre, cinema and many sports facilities including golf courses in town and at the Kenwick Park hotel and leisure complex on the outskirts. Main regional business centres are in Lincoln 25 miles, and Grimsby, 16 miles.

Viewing

Strictly by prior appointment through the selling agent.



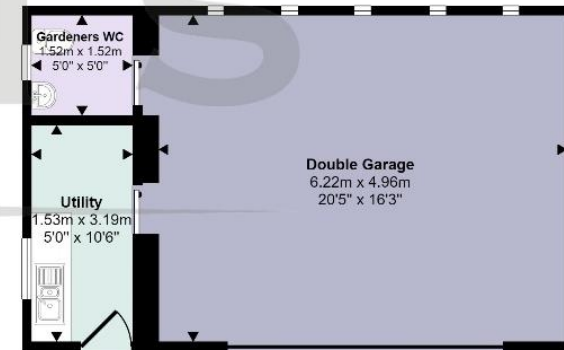
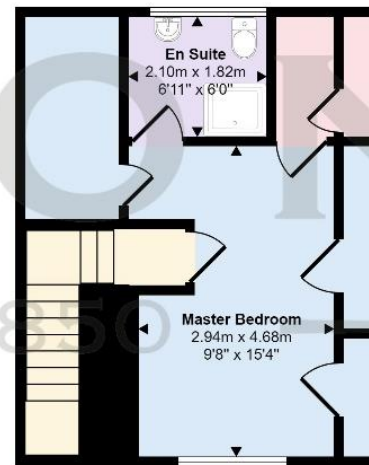
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The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, 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 a private drainage system 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
174 sq m / 1875 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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