



**The Old Coach House Cinder Lane, Louth, LN11 9HS**  
**Asking Price £249,950**

**\*\*\*READY TO MOVE IN\*\*\***

The Old Coach House is a truly unique property offering charm and character alongside modern living accommodation. The unconventional layout has two double bedrooms on the ground floor with family bathroom and an en-suite together with a utility room. The first floor offers spacious open plan living, dining allowing the character of the building to shine with vaulted ceilings and exposed beams. Thoughtfully laid out with a separate kitchen adjacent to the dining area. The charm continues with patio doors leading from the dining area onto a covered Mediterranean sun terrace.

This property is beautifully maintained throughout, viewing is highly recommended to appreciate all this property has to offer.

### **Open Plan Living Space 27'1" x 16'2" (8.26m x 4.93m)**

The majority of the first floor is open plan allowing the character of this beautiful buildings history to be exposed in all its glory with exposed beams and vaulted ceiling. 7 wooden double glazed windows run the length of the wall to the front and back aspect allowing natural light to flood into the property. The lounge and dining area are sympathetically divided by the staircase creating two defined areas.

#### **Lounge Area**



A lovely area with ample space to entertain, there is a TV point, telephone point and a traditional column radiator.

#### **Dining Area**



With a traditional column radiator. Wooden double glazed patio doors provide access to the out door sun terrace area and a door leads to the kitchen.

### **Kitchen 7'6" x 7'2" (2.29m x 2.18m)**



The kitchen is fitted with a range of wall and base units with contrasting work tops and tiled splash backs, an integrated oven and four burner electric hob with stainless steel extractor fan above, a resin 1 1/2 bowl sink and drainer with mixer taps. A wooden double glazed window and a traditional column radiator along with solid oak flooring.

### **Sun Terrace 7'8" x 8'8" (2.34m x 2.64m)**



The absolutely charming and unique Mediterranean style covered terrace with whitewashed walls and tiled floor offers a relaxing space to enjoy alfresco dining. Also with 3 electric points.

## Entrance Hall



Enter the property through bespoke timber 'coach house' style door with timber and part glazed side panels into a light and welcoming lobby with solid oak flooring, there is a telephone point and a traditional column radiator. Doors lead to the two double bedrooms and the bathroom on the ground floor. A return staircase leads to the main living accommodation.

## Bedroom 1 8'10" x 16'2 (2.69m x 4.93m)



A beautifully decorated bedroom with a double glazed wooden window with colonial shutter to the front aspect, the vendor has upgraded some of the plugs with USB sockets there is also a traditional column radiator. A useful walk in wardrobe provides additional storage and houses the combi boiler.

A door leads to the en-suite.

## En-Suite Shower Room 7'6" x 6'10" (2.29m x 2.08m)



Generous in size and fitted with a three piece white suite comprising a double corner shower unit with mains fed shower, a W.C. and a wash basin. There is also a traditional column radiator with a towel rail above and an extractor fan. A door leads from the en-suite to the utility room.

## Utility Room 7'6" x 4'8" (2.29m x 1.42m)



Fitted with a range of wall and base units with contrasting work tops and a tiled splash back, there is an extractor fan and plumbing for a washing machine.

### **Ground Floor Family Bathroom 5'9" x 8'8" (1.75m x 2.64m)**



Fitted with a white three piece suite comprising a P' shaped bath with mains fed shower over and clear glass screen, a W.C. and a wash basin. There is also a traditional column radiator with a towel rail above and an extractor fan.

### **Bedroom 2 8'7" x 16'2" (2.62m x 4.93m)**



Currently used by the owners as a office/sewing room but there is ample space for a king size bed. There is a traditional column radiator and a wooden double glazed window facing the front aspect with colonial shutters.

### **Store**

With wooden bi-fold doors providing additional storage.

### **Outside Space**

Recently acquired outside space around the property (left, right and rear aspects, together with a walled area to the right of the property) offers potential for driveway and parking, windows, ventilation, alternative access or garden area (subject to any necessary planning).

### **Car Parking**

Car parking facilities can be found in the near by Cattle Market car park or Linden Walk car park.

### **Council Tax Band**

East Lindsey Council Tax Band - B

### **Services**

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### **Tenure**

The property is believed to be freehold and we await solicitors confirmation.

### **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

Monday to Friday 9:00am to 5:00pm

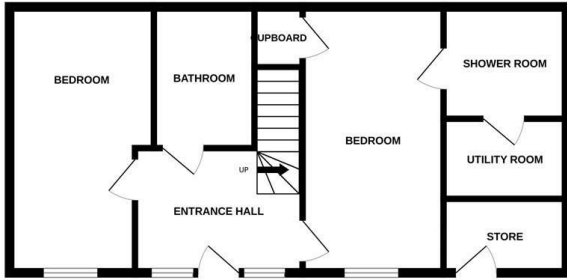
Saturday 9:00am to 1:00pm

### **Brochure Prepared**

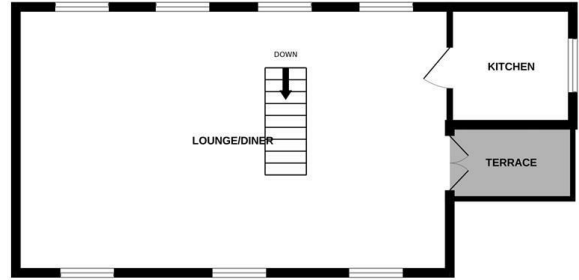
February 2024

# Floor Plan

GROUND FLOOR



1ST FLOOR

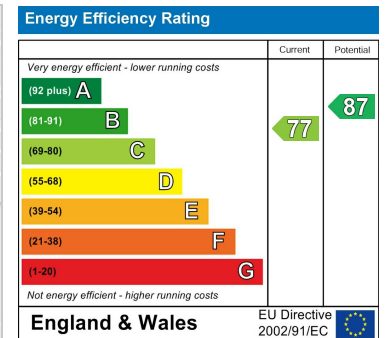


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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## Area Map



## Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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