



**MEADOW LANE, NORTH COCKERINGTON, LOUTH**  
**GUIDE PRICE £385,000**



**\*NO ONWARD CHAIN\* \*¾ Of An Acre With Views Out To Open Fields\***

Nestled away down a quiet lane in the desirable village of North Cockerington only 5.2 miles from the beautiful market town of Louth, stands 'The Farmhouse'.

Fronted by a set of wooden gates which lead into expansive and spacious wrap around gardens overlooking open fields to the side and rear.

Internally the property comprises an entrance hallway with doors leading to the kitchen, lounge and dining room, further leading into a spacious conservatory overlooking the impressive gardens. Two spacious double bedrooms and one single, family bathroom, and the added benefit of a downstairs w.c, shower and utility room.

Viewing is highly recommended!



#### Entrance Hallway

14'0" x 6'9" (max)

Enter the property via a wooden front door into a welcoming hallway with a double glazed window to side, radiator, spotlights to the ceiling, under stair storage cupboard and a door leading into;

#### Kitchen

11'8" x 7'1"

Fitted with a range of wall, base and drawer units with a complimentary work surface over, integrated 'NEFF' oven with four ring electric hob and extractor hood over, one bowl stainless steel sink unit with drainer and mixer tap, UPVC double glazed windows to the front and side, tiled flooring and spotlights to ceiling.

#### Utility Room

8'9" x 6'9"

Fitted with a range of wall and base units with work surface over, one bowl stainless steel sink unit with drainer, partly tiled walls, radiator, tiled floors, space and plumbing for a washing machine, wooden door leading out to rear garden and a door leading into;

#### Downstairs Shower Room / Boiler Room

With freestanding 'Worcester' oil fired boiler, frosted UPVC double glazed window to the rear, tiled flooring and a three piece suite consisting of a W.C, wash hand basin and shower cubicle.

#### Dining Room

12'11" x 11'5" (max)

With electric fireplace set into bricked surround, radiator, UPVC double glazed window to front and side, wooden beams to the ceiling, radiator, laminate flooring and staircase leading to first floor landing.

#### Lounge

19'1" x 12'9"

With T.V aerial point, electric fireplace set within feature wall with wooden beam across, two radiators, fitted bookcase, UPVC double glazed window to side, wooden beams and spotlights to ceiling and a door into the conservatory.

#### Conservatory

16'4" x 12'2" (max)

A spacious conservatory overlooking the gardens, with double glazed windows on all three exterior walls, UPVC double doors to side and rear leading out onto patio area, T.V aerial point and electric fireplace.

#### First Floor Landing

With doors leading to all first floor rooms, storage cupboard and a wooden window to the side.

#### Bedroom One

12'11" x 11'3" (max)

Spacious double bedroom with UPVC double glazed window to the side and rear, fitted wardrobes and a radiator.

#### Bedroom Two

13'3" x 11'5" (max)

Spacious double bedroom with UPVC double glazed window to the front and side, fitted wardrobes and a radiator.

#### Bedroom Three / Office

12'11" x 6'11" (max)

Single bedroom / office with UPVC double glazed windows to the front and side, a radiator and sloping ceilings.

#### Bathroom

Fitted with a three piece suite consisting of wash hand basin with tiled splash backs and shaving point, panelled bath with shower head over and w.c. Chrome heated towel rail, frosted UPVC double glazed window to the side and rear, a radiator and sloping ceiling.

#### Outside

The property is situated within spacious wrap around gardens that are mostly laid to lawn with a range of outbuildings, green houses and sheds. There is a sizeable gravelled driveway that runs from the front of the property down to the side leading to two garages, both with up and over doors, power and lightning.

The gardens feature a range of impressive mature trees, shrubs and bushes throughout creating a beautiful home for wildlife and birds. The gardens cover  $\frac{3}{4}$  of an acre with views out to open fields and privacy throughout.

There are a range of different concrete, slabbed and gravelled areas throughout the garden with one housing the oil tank.

#### Services

Water and electric are understood to be connected. The property has oil fired central heating. As agents we do not test or inspect any of the services or service installations and any interested parties should rely on their own survey.

#### Tenure

We believe this property to be freehold and are awaiting solicitors confirmation.

#### Council Tax Band

East Lindsey Council Tax Band C

#### Brochure Prepared

February 2024.

#### 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





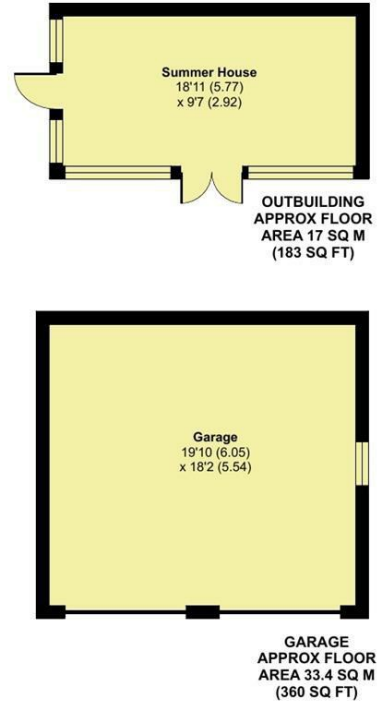
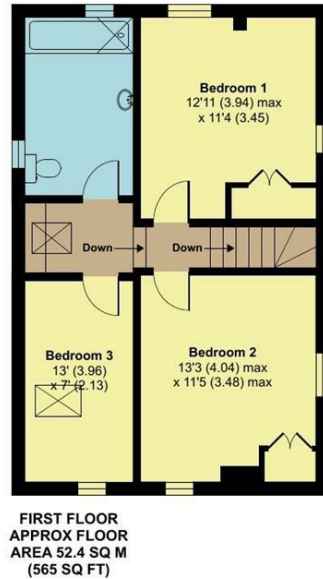
# Meadow Lane, LN11

Approximate Area = 1857 sq ft / 172.5 sq m (includes garage)

Outbuilding = 183 sq ft / 17 sq m

Total = 2040 sq ft / 189.5 sq m

For identification only - Not to scale



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		74
	38	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Hunters Property Group. REF: 980935

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