



**TOP LANE, GOULCEBY, LOUTH**  
**ASKING PRICE £465,000**







Hillside is situated in the heart of the Lincolnshire Wolds in the popular village of Goulceby. Occupying an elevated and sloping mature plot of approximately ½ acre the property boasts breath taking views and offers huge potential. The bungalow benefits from electric storage heating and uPVC double glazed windows, the accommodation offers three generous double bedrooms, en-suite to the principle bedroom, family bathroom, dining kitchen and living room with breath taking views. The rooms are all well proportioned and offers immense scope to be further developed.

Viewing is advised!



#### Location - Goulceby

Goulceby is a picturesque village situated in the middle of Horncastle, Louth and Wragby. It is approximately 8 miles from Louth, 25 miles from Lincoln and 20 miles from the Lincolnshire Coast.

There are a couple of amenities including The Three Horseshoes pub and restaurant which holds many events including open mic nights, quiz nights and craft fairs. The pub also has a camp site and glamping pods on sites.

Goulceby is also within the catchment for the primary schools in Donigton-on-Bain and Scamblesby and the secondary and grammar schools in Louth and Horncastle.

There are some pleasant walks nearby including 'Goulceby & Asterby In The Footsteps Of Kolkr Walk' which is a pleasant 3 mile walk through the attractive parishes of Goulceby and Asterby. It takes you through gentle farmland, quiet lanes and along part of the Viking Way, offering stunning views over the Lincolnshire Wolds.

#### Entrance Hall

4'11" x 9'10"

Enter the property through a part glazed door composite door into a entrance area with a electric wall mounted heater the area is open plan into the living room.

#### Living Room

12'1" x 12'1"

There are recessed ceiling spot lights and wall mounted electric heaters. Large sliding patio doors to the front aspect offering splendid views over the front garden and the beautiful uninterrupted vista across the Lincolnshire Wolds.

#### Inner Hall

Providing access to bedrooms 2 and 3 and the family bathroom.

#### Bedroom 2

11'1" x 15'1"

With a uPVC double glazed window to the front aspect, wall mounted electric heater and access to the loft space.

#### Bedroom 3

9'10" x 12'1"

With a uPVC overlooking the rear garden and a wall mounted electric heater.

#### Bathroom

6'10" x 4'11"

With a frosted uPVC double glazed window to the rear aspect and fitted with a three piece coloured suite comprising a W.C, wash basin and bath with tiled splash backs and a wall mounted electric heater.

#### Dining Kitchen

12'1" x 15'1"

The dining kitchen is fitted with a range of walls and base units with contrasting work tops and tiled splash backs and a stainless steel double sink with mixer taps and two drainers, there is space for a electric cooker and a fridge freezer and plumbing for a washing machine. A wall mounted electric heater and a useful storage space housing the hot water cylinder and immersion heater and a uPVC door providing access to the rear garden.

#### Principle Bedroom

11'1" x 18'0"

A large light and airy room with a uPVC double glazed window to the front aspect boasting uninterrupted views over the front gardens, there is a wall mounted electric heater and a door to the En Suite.

#### En-Suite Bathroom

4'11" x 11'1"

Fitted with a three piece coloured suite comprising a bath, wash basin inset into a vanity unity with additional storage under and a W.C. A frosted uPVC window to the rear elevation.

#### Double Garage

The attached double garage has an electric roller door and power, lighting and plumbing.

#### Extensive Grounds

Hillside is in an elevated position set back from the road offering privacy and sitting on grounds of approximately ½ acre in total with far reaching breath taking views. The front garden features a hedge lined sloping driveway leading to a turning area and the garage. The plot is predominantly laid to lawn with well established mature trees, shrubs and flower beds. From the turning area steps lead to the a elevated terrace with canopied seating area, an ideal place to relax and take in the stunning views. To the rear of the property the lawn area continues with flower beds and mature trees, there are a variety of fruit trees and a path with steps leading from the back door to the lawn.

#### Tenure

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

#### Services

Mains water and electricity are understood to be connected. The property has electric night storage heaters and is on a septic tank. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

#### Council Tax Band

East Lindsey Council Tax Band: D

#### Brochure Prepared

March 2024.

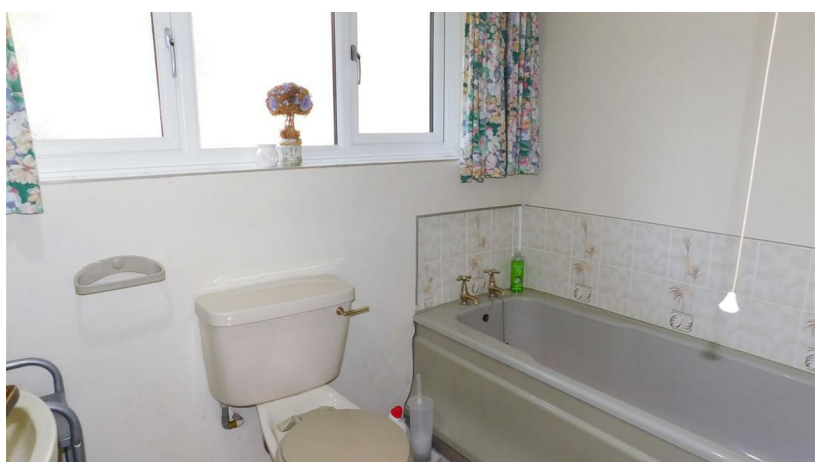
#### Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

#### Opening Hours

Monday to Friday 9:00am to 5:00pm  
Saturday 9:00am to 1:00pm

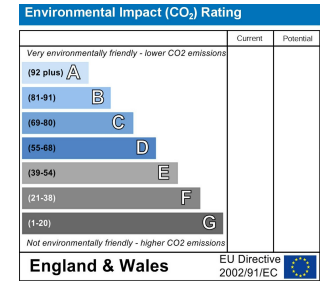
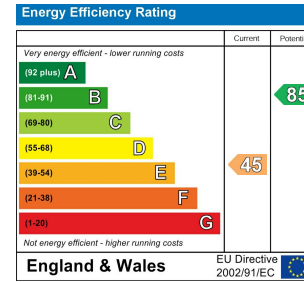












To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not 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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