



The Bungalow, Fairways Garage Louth Road, North Cockerington, Louth, LN11 7DY

Asking Price £369,000

TES Property bring to the market this delightful detached bungalow hidden away behind a large garage, located on the outskirts of the village of North Cockerington, just a short drive to the market town of Louth. A rare opportunity for someone in the mechanical industry providing the perfect work from home facility as a garage or workshop - restrictive covenants do apply so contact our office to find out more! Set within wraparound gardens surrounded by open fields to the rear and side. Internally benefitting from a kitchen with utility off, living room, dining room, three double bedrooms with one en-suite and a family bathroom.

Viewing is highly recommended!

Agent Notes

We have been advised that there are restrictive covenants on the deeds to this property, please ask for further information.

Entrance Hallway



Enter the property via a uPVC front door with window to side into the welcoming hallway where there is a radiator, dado rail, built in storage cupboards and loft access hatch.

Living Room 13'11" x 14'10" (4.246m x 4.544m)



Bright and airy room with dual aspect uPVC double glazed window to the front and side, two radiators, T.V aerial point and feature open fireplace with hearth and mantle.

Kitchen 11'10" x 13'0" (3.620m x 3.984m)



The kitchen is fitted with a range of wooden wall, base and drawer units with worktop over incorporating a 1 bowl sink unit with drainer and mixer tap, there is space for an oven, fridge freezer and dishwasher. uPVC double glazed window to the side, a radiator, spotlights to the ceiling and a door into the utility.

Utility 8'4" x 5'9" (2.560m x 1.768m)



With some wooden units and worktop space with space below for a washing machine, free standing boiler, tiled splashbacks, a radiator, uPVC double glazed window to the rear and door to side leading into the garden. A door leads into the W.C.

W.C 2'10" x 5'9" (0.885m x 1.770m)

Fitted with a w.c and wash hand basin with tiled splashback, uPVC double glazed privacy window to the rear and a radiator.

Dining Room 13'0" x 11'10" (3.973m x 3.630m)



With uPVC double glazed sliding patio doors to the rear and two radiators.

Bathroom 6'1" x 8'7" (1.875m x 2.630m)



Fitted with a white four piece suite consisting of a corner shower cubicle with sliding glass doors with rainfall shower, a bath with mixer tap, wash hand basin with mixer tap and cupboard below and a w.c. There are tiled splashbacks, spotlights to the ceiling, heated towel rail and a uPVC double glazed privacy glass window to the side.

Bedroom 1 11'10" x 12'1" (3.629m x 3.695m)



With radiator, uPVC double glazed window to the rear and fitted wardrobes along one wall. A door leads into the en-suite.

En Suite 5'5" x 5'11" (1.664m x 1.807m)



Corner shower cubicle with rainfall shower head and sliding glass door, a w.c and wash hand basin with cupboards below, heated towel rail, uPVC double glazed window to the side, spotlights to the ceiling, extractor and tiled splashbacks.

Bedroom 2 9'10" x 11'5" (3.021m x 3.481m)



With uPVC double glazed window to the front and a radiator.

Bedroom 3 9'11" x 8'9" (3.024m x 2.678m)



With uPVC double glazed window to the front, a radiator and built in wardrobe.

Garage/Workshop 47'11" x 28'8" (14.62m x 8.74m)



With power, lighting, door and window to the rear and two double opening doors to the front. The garage benefits from a single-phase and three-phase power supplies and a ramp.

Garden



The gardens surround the property and are mainly laid to lawn with fencing and mature hedging to the boundary. A pathway leads around the property and to the rear patio area, perfect for alfresco dining in the summer months. There is an outside tap and power point.

To the front of the property is a large concrete parking area which leads to the garage entrance, double opening timber gates secure the area.

Stable Area



Wooden stable/ shelter with roof over with fencing and gateway with a second smaller gate to the side. The area opens out onto an area laid to lawn with trees and mature hedging.

Services

Mains water and electricity are understood to be connected. The property is oil fired central heating and has a private septic tank. 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.

Brochure Prepared

June 2025.

Council Tax Band

East Lindsey District Council Tax Band C.

Viewings

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

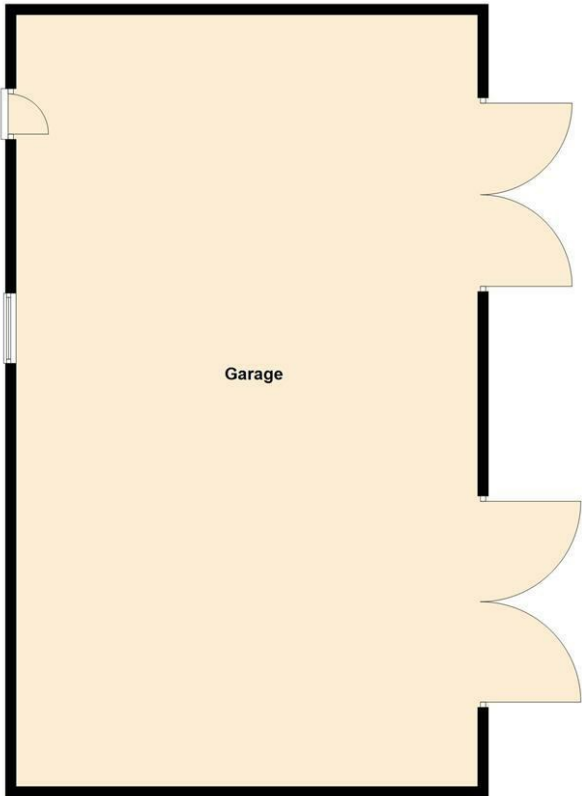
Opening Hours

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

Saturday 9:00am to 1:00pm

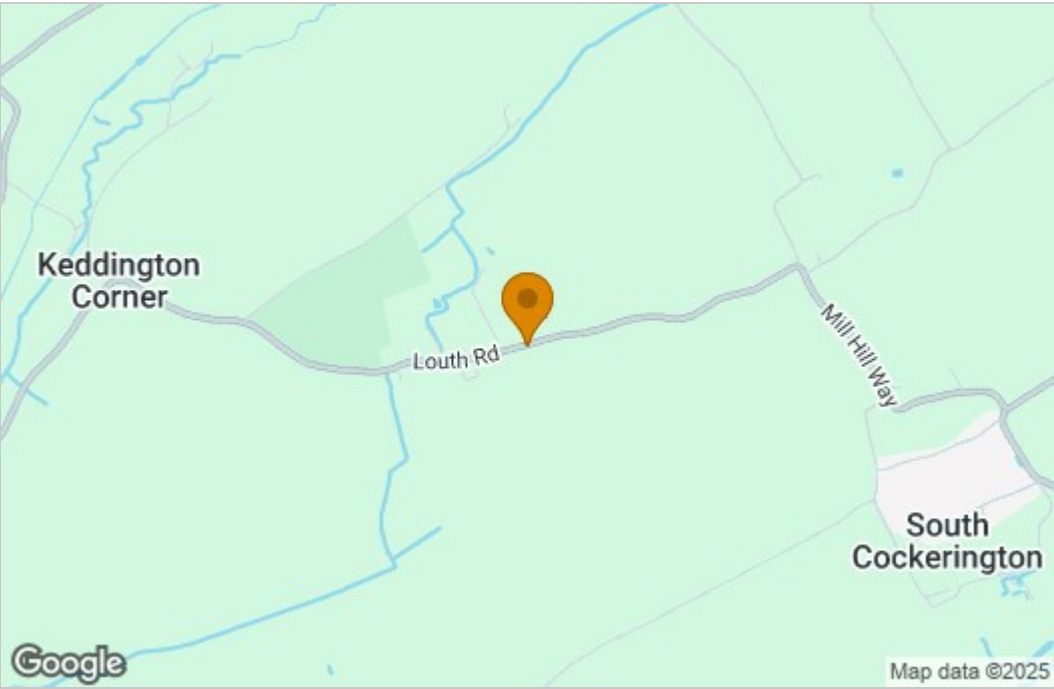
Floor Plan

Ground Floor
Approx. 243.2 sq. metres (2617.7 sq. feet)

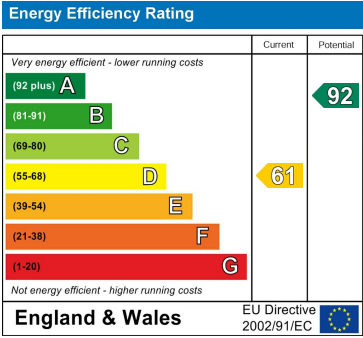


Total area: approx. 243.2 sq. metres (2617.7 sq. feet)

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.