



**Millers Wheel Main Road, Little Carlton, LN11 8HP**

**Asking Price £150,000**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this cosy detached bungalow located in the village of Little Carlton, just a short drive to the neighbouring villages of Manby and Grimoldby with shops and amenities and not far from the market town of Louth. Benefitting from off road parking and a peaceful garden to the rear with workshop, store and summer house. Internally the property consists of a kitchen, lounge diner, conservatory, three bedrooms and bathroom.

Viewing is highly advised!



**Entrance Porch 3'8" x 3'2" (1.14m x 0.97m )**

Enter the property via a uPVC front door into the porch where there is a door into the kitchen, privacy glass window to the front and tiled flooring.

**Kitchen 12'5" x 9'10" (3.81m x 3.02m )**

The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a sink unit with drainer and mixer tap, an integrated oven, five ring gas hob with extractor above, space for a fridge/ freezer, washing machine and dishwasher. There are spotlights to the ceiling, window to the front, radiator and feature glass opening into;

**Lounge Diner 17'1" x 9'8" (5.21m x 2.97m )**

With feature log burner set into tiled surround, T.V aerial point, radiator and doors into the inner hall and conservatory.

**Conservatory 10'0" x 8'3" (3.07m x 2.54m )**

With triple aspect windows with door out to the rear garden, tiled flooring and a radiator.

**Inner Hall**

With doors into all bedrooms and the bathroom and built in storage cupboards.



**Bedroom 1 12'4" (max) x 12'2" (max) (3.78m (max) x 3.73m (max))**



With window to the rear, loft access hatch, radiator and fitted wardrobes.

**Bedroom 2 12'7" x 11'1" (3.86m x 3.40m)**



With window to the front and a radiator.

**Bedroom 3 8'5" x 6'5" (2.59m x 1.96m )**



With window to the side, radiator and fitted wardrobe.

**Bathroom 8'1" x 5'6" (2.47m x 1.69m )**



Fitted with a three piece suite consisting of a panelled bath with shower over with shower screen, w.c and wash hand basin with mixer tap and cupboards below. There is a privacy glass window to the side, tiled walls, heated towel rail and extractor.

**Outside**



The property is fronted with driveway with dwarf brick wall to the front. A shared driveway leads down the side of the property to an additional parking area to the rear. The rear garden is mainly laid to lawn with a feature pond with a range of shrubs and plants surrounding and throughout the garden. A pathway runs down the garden to a summer house and raised decking area which overlooks the garden. The garden also benefits from a workshop and store, both with power and lighting.

**Workshop 24'11" x 11'8" (7.62m x 3.58m )**



**Store 13'1" x 11'10" (4.01m x 3.63m )**

**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.

**Brochure Prepared**

September 2025.

**Council Tax**

East Lindsey District Council Tax Band B.

**Viewings**

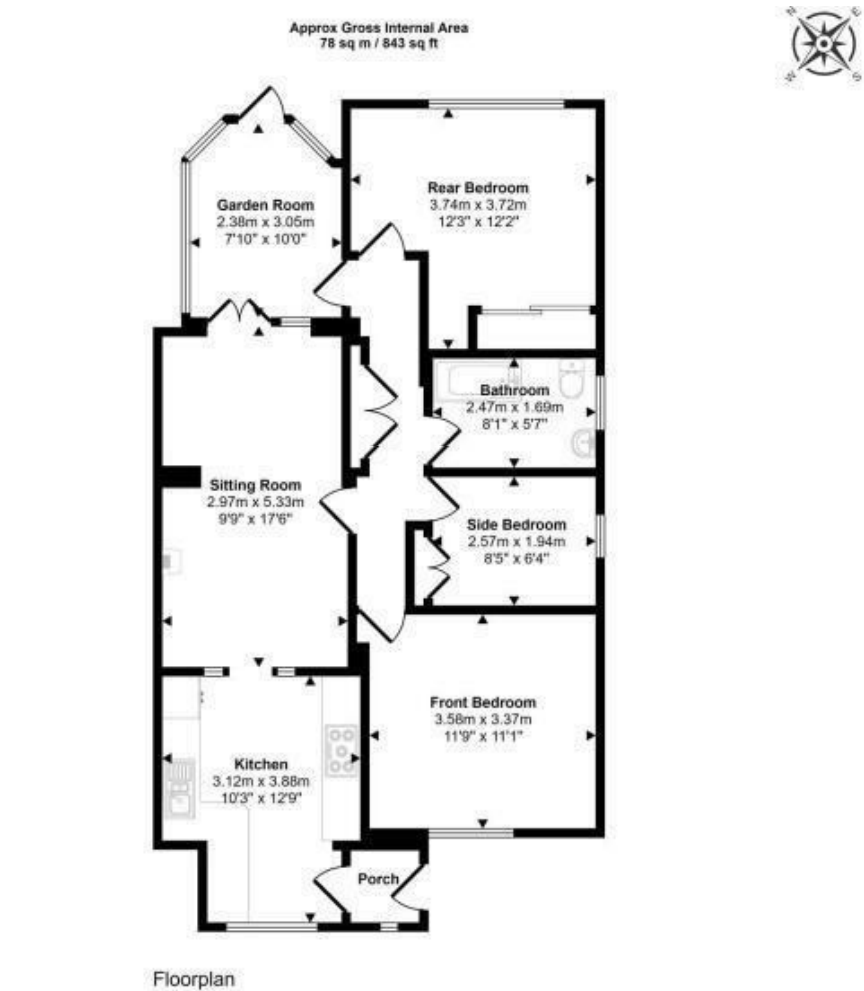
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

**Opening Hours**

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

Saturday 9:00am to 1:00pm

Floor Plan

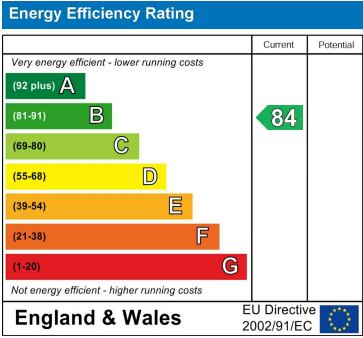


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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.