



**TOP ROAD, LITTLE CAWTHORPE, LOUTH  
OFFERS IN THE REGION OF £475,000**



TES Property bring to the market this delightful move in ready property located in the popular village of Little Cawthorpe, only 3.4 miles to the Georgian market town of Louth and all it's amenities. This sizeable property is set on a spacious plot with front garden, large driveway and double garage, and to the rear is a good size south west facing garden which is laid to lawn and benefits from views out to the fields behind.

Internally offering generously sized rooms throughout including three bedrooms, with an en-suite, wet room and additional w.c, an attractive Murdock Troon kitchen, dining room, versatile garden room and large lounge with utility and lobby off.

Viewing is a must truly appreciate what this delightful property has to offer!



### **Location - Little Cawthorpe**

Little Cawthorpe is a sought-after rural village situated approximately 3 miles from Louth, 20 miles from Grimsby and 31 miles from Lincoln. This attractive village is well known for its popular Royal Oak Inn, also known as 'The Splash' which many enjoy a lovely walk along side the Long Eau which leads to the Inn, along with a range of beautiful countryside walks. The village is within close proximity to Kenwick Park golf club and its superb leisure facilities.

### **Entrance Porch**

8'10" x 4'11"

Enter the property via a composite double glazed front door into the welcoming entrance porch where there are two uPVC double glazed windows to the front, ceramic tiled floor, coving to the ceiling, wall lighting and a radiator. A cupboard houses Growatt control panel for the photovoltaic solar panels and three batteries to store generated electricity. An inner door leads into the hallway

### **Hallway**

Doors lead into all bedrooms, the bathroom, dining room and kitchen. A spacious reception area to the rear enjoys views over the garden and fields beyond, there are two radiators, coving to the ceiling, ceiling fan with light, built in corner cupboard with glass display cabinet, wall lighting and smoke alarm.

### **Dining Room**

13'6" x 10'6"

A formal dining room with laminated hardwood flooring, window to the front, coving to the ceiling and a radiator. A door leads into the kitchen.

### **Kitchen**

11'1" x 13'4"

The kitchen is fitted with an attractive range of wall, base and drawer units by Murdoch Troon with a painted finish with complimentary oak worktop over incorporating a twin Belfast sink with chrome mixer tap and draining area to the side. There is an integrated 'Neff' electric oven and grill, 'Neff' five ring gas hob with extractor over, space and plumbing for a full size dishwasher and fridge/freezer. Ceramic tiling to the splashbacks, window to the rear, spotlights to the ceiling and ceiling fan. Doors lead into the garden room, dining room and back into the hallway.

### **Lounge**

21'10" x 22'2"

Exceptionally spacious room with two bow windows to the front, coving to the ceiling, three radiators and wall lighting. The focal point of the room is the feature coal effect gas fire set within marble surround and hearth. Doors lead into the utility and lobby along with French doors into the garden room.

### **Garden Room**

11'6" x 33'0"

A good size versatile room with double glazed windows across the rear and both sides with views out to the rear garden and French doors leading out. The room benefits from internal insulation, a hipped glazed roof and having two combined ventilation fans and lights to the ridge. There are three radiators and ceramic tiled floor.

### **Lobby**

5'10" x 4'6"

With a range of shelf units to the front and rear, ceiling light point, ceramic tiled floor and opening into the utility room.

### **Utility Room**

5'11" x 13'4"

Ample worktop space incorporating a stainless steel sink unit with drainer and mixer tap, there is space and plumbing for a washing machine and space for a tumble dryer, a single drawer and several wall units one of which houses the 'Viewssman' gas fired central heating boiler and hot water cylinder with immersion heater. There is ceramic tiling to the splashbacks and flooring, spotlights and ceiling to the ceiling, electric radiator and window and door to the side.

### **Bedroom 1**

11'5" x 10'8"

Double bedroom with a range of built in double wardrobes along one wall with clothes rails and cupboards above, window to the front, coving to the ceiling and a radiator. A door leads into the ensuite.

### **En Suite Wet Room**

7'7" x 3'3"

Ceramic tiled from floor to ceiling with anti slip floor, there is a floor gully to the shower area shower unit and a handset, along with w.c and wash hand basin. There is a heated towel rail, wall grips, mirror fronted cabinet, electric fan heater and extractor.

### **Bedroom 2**

11'6" x 12'4"

Double bedroom with window to the front, coving to the ceiling and a radiator.

### **Bedroom 3**

11'4" x 12'2"

Double bedroom with window to the rear overlooking the main garden and fields beyond, a radiator, coving to the ceiling and ceiling fan with light.

### **Bathroom**

8'11" x 11'1" max/7'7" min

Fully tiled wet room with anti slip flooring fitted with a white suite consisting of a walk in shower area, wash hand basin, w.c and Jacuzzi style bath with hoist. There is a heated towel rail, shaving point, window to the rear, coving to the ceiling, extractor, and an airing cupboard with shelving and a radiator.

### **W.C.**

3'0" x 4'7"

Fitted with a w.c and wash hand basin in vanity unit with cupboards below. There is a window to the rear, extractor, towel rail, electric radiator and part tiled walls.

### **Outside**

The property is fronted with a long gravelled driveway which provides ample off road parking and has plenty of space to turn around and manoeuvre, further paved areas provide additional parking if required and leads to the double garage. To the front of the property is a garden with areas laid to lawn and features a range of plants and shrubs in borders. A dwarf wall fronts the property with steps with hand rails leading up to the front door.

The rear garden is a great size with a patio extending across one side and overlooking the gardens and fields. The garden features a range of trees, shrubs, bushes and plants including a beech tree. Down the side of the property is a paved area, perfect for drying clothes, which leads to a private area with decking and Gazebo over, perfect for alfresco dining and entertaining in the summer months.

### **Gardeners Toilet**

3'5" x 6'0"

Fitted with a white low level W.C. and wash hand basin with tiled splashback.

### **Detached Double Garage**

22'6" x 16'4", 203'4"

With electric up and over doors, power, lighting, bench with cupboard space and pedestrian door to the side.

### **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**

February 2026.

### **Council Tax Band**

East Lindsey District Council Tax Band E.

### **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

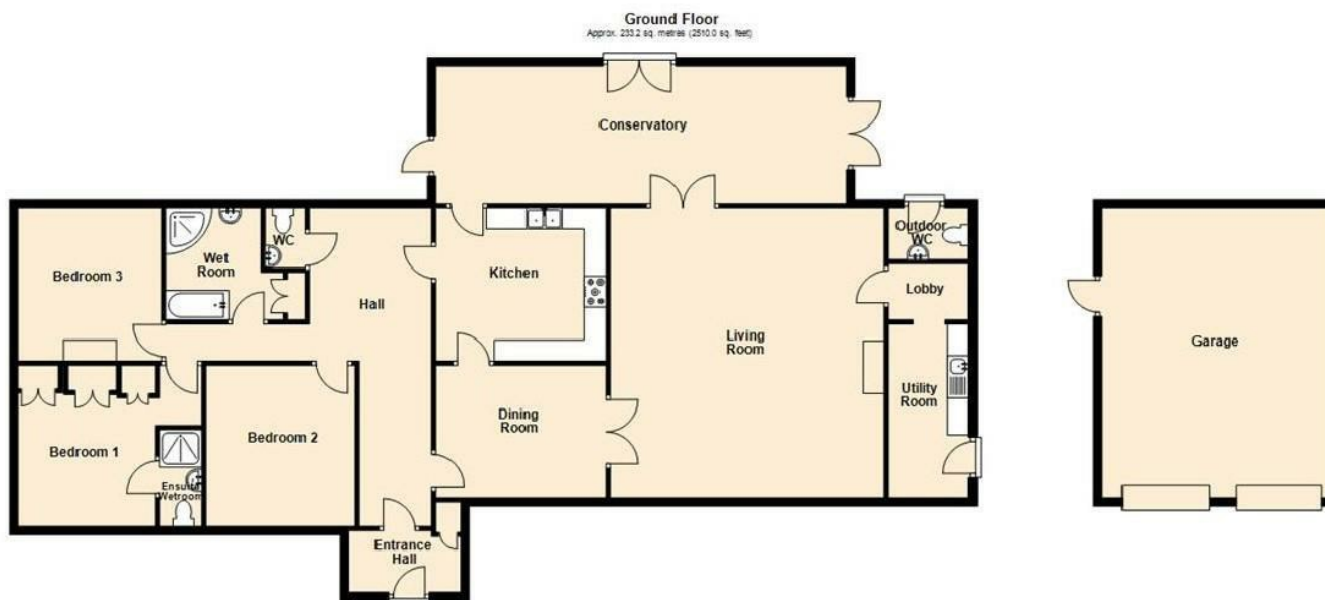












| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs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



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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