



# CHOICE PROPERTIES

*Estate Agents*

Mill House, 48 Horncastle Road,  
Louth, LN11 9LD

Price £750,000



Choice Properties are delighted to bring to the market this most expansive and characterful three bedrooms (1 en-suite) detached house situated in a popular sought after location, just a short distance from the thriving market town of Louth. The property stands within extensive grounds of approximately two thirds of an acre with spacious double garage and driveway for ample vehicles. It would be wise for potential buyers to seek advice from the local council to discover if there is an exciting opportunity to build a separate dwelling within the grounds. Viewing is highly advised.

Offering spacious rooms throughout with a desirable layout, the abundantly light accommodation comprises:-

#### **Porch**

6'4" x 4'6"

Tiled flooring, built in cloak cupboard, featured arch window, door to:-

#### **Inner Hallway**

4'5" x 11'8"

Under stairs storage cupboard housing the consumer unit and fuse box, wall mounted alarm system, thermostat controls, tiled flooring, door to the kitchen, featured opening into:-

#### **Sitting Room**

14'00" x 14'6"

Dual aspect windows creating a light and airy atmosphere overlooking beautiful views of the gardens, staircase to the first floor, tiled flooring, TV Aerial point, door to:-

#### **Reception Room**

16'10" x 16'11"

Spacious reception room with dual aspect windows overlooking stunning views of the gardens, bricked feature fireplace set into surround with wooden mantle, TV Aerial point, fully carpeted.

#### **Kitchen**

12'3" x 14'6"

Fitted with a range of wall and base units with worktops over, one and half bowl porcelain sink unit with drainer and stainless steel mixer taps, integral 'Neff' cooker, four ring gas hob with stainless steel extractor hood over, plumbing for a dishwasher, tiled flooring, beautiful views of the garden, inset spot lights to the ceiling, featured opening into:-

#### **Dining Room**

12'10" x 13'0"

Triple aspect windows with French double opening doors leading onto the privately enclosed patio area, tiled flooring.

#### **Utility Room**

8'4" x 9'3"

Fitted with base units with worktops over, one and half bowl resin sink unit with drainer and mixer tap, tiled splash backs, plumbing for a washing machine, extractor fan, tiled flooring, door to w.c. and entrance lobby.

#### **W.c.**

9'3" x 3'5"

Fitted with a two piece suite comprising pedestal wash hand basin with single taps, w.c., extractor fan, tiled flooring, partly tiled walls.

#### **Entrance Lobby**

Built in storage cupboard housing the wall mounted 'Ideal' combination boiler, fitted with a range of wall and base units, tiled flooring, pedestrian door to the side aspect leading out to the front of the property.

#### **Landing**

Doors to bedrooms and family bathroom.

#### **Bedroom 1**

14'8" x 14'6"

Remarkably spacious master bedroom, built in wardrobes, featured ceiling fan, windows to all aspects providing ample lighting throughout, stunning views of the garden.

#### **Store Room**

7'7" x 5'3"

Built in storage cupboard, door to:-

#### **En-suite Bathroom**

7'7" x 6'0"

Fitted with a three piece suite comprising panelled corner bath with mixer taps and mains shower attachment over, wash hand basin with mixer taps and w.c. set into vanity unit, tiled walls, extractor fan.

#### **Bedroom 2**

12'5" x 14'6"

Spacious double bedroom with built in storage wardrobes, featured ceiling fan, dual aspect windows overlooking beautiful views of the garden.



### **Bedroom 3**

12'8" x 13'00"

Spacious bedroom with built in storage, security camera system, featured arch window, French double opening doors overlooking the patio and gardens, loft access - partially boarded with retractable timber ladder.

### **Family Bathroom**

9'11" x 11'7"

Beautiful family bathroom fitted with a four piece suite comprising panelled bath with mixer taps and mains shower attachment over, large shower cubicle with mains shower over, pedestal wash hand basin with mixer taps, bidet with mixer taps, w.c., tiled splash backs.

### **Driveway**

Gravelled driveway providing off road parking for ample vehicles including space for a caravan/motorhome.

### **Double Garage**

20'10" x 19'10"

Two electric doors to the front aspect, power and lighting, pedestrian door to the side aspect. Lending itself to numerous uses, including storage, studio or potential conversion.

### **Gardens**

The property stands proudly upon extensive grounds of approximately two thirds of an acre. The property is fronted by double opening timber gates which lead onto the spacious gravelled driveway. The gardens are mostly laid to lawn and are adorned with an abundance of well established plants, trees and shrubbery throughout, with hedging to the borders. There is a spacious paved patio seating area located to the side of the property which is privately enclosed and is ideal for outdoor entertaining or dining Alfresco. There is a timber garden shed, timber Summerhouse and a greenhouse included in the sale. To the centre of the grounds is a large featured wildlife pond with colourful plants and shrubs surrounding.

### **Tenure**

Freehold.

### **Council tax band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

### **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

### **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

















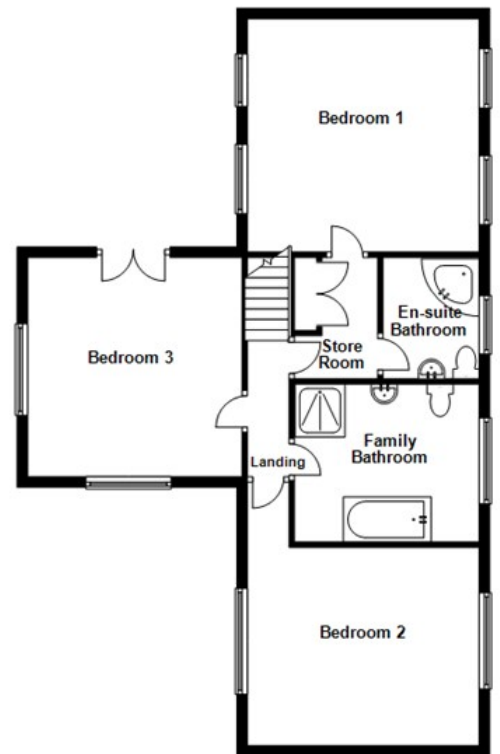




Ground Floor



First Floor



# Directions

From our Louth office head east along Eastgate. Once you reach the mini-roundabout take the second exit onto Church Street. Continue up Church Street and then at the junction turn right onto Newmarket. Then at the traffic lights continue straight over onto Horncastle Road. Number 48 can be found on your right hand side.

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	

