



## 4 bed character property to buy in LN11

Main Road, Utterby, Louth, Lincolnshire, LN11 0TQ

**£270,000** Starting Bid

 x4  x2  x3

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Attractive Period Character Property & Plot
- ✓ Third Of An Acre Plot (subject to site measurement)
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: F
- ✓ Heating supply: Liquefied petroleum gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Pattinson Auction in connection with HomeMove Estate Agents by Carl Smith are delighted to offer for sale, this beautifully appointed detached period family home located conveniently on the A16 for the market town of Louth & the port of Grimsby. Situated in a prominent location within the village of Utterby this super family home has extensive gardens and outbuildings (which have outline planning permission to be converted to provide a two-bedroom residential dwelling or annex). The property offers spacious accommodation located over two floors which is crying out to be lived in by a family once again and who may wish to modernise and put their own stamp on it. Viewing is strictly by appointment with the selling agents.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £270,000

Property Type: Character Property

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Liquefied petroleum gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

## Hallway:

UPVC double glazed arched window to the front elevation. Spindle and balustrade staircase rising to the first-floor accommodation with space under. There is also a large area which could be used as a study space measuring at 6'08" x 10'04". Wall light points and doors leading to drawing room, sitting room, kitchen and shower room.

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## Drawing Room:

UPVC double glazed angled bay window to the front elevation. Coving to the ceiling and dado rail. The focal point of drawing room is the stunning stone fireplace with cast iron opening doors. Numerous wall light points. Radiator. Door leading to the hallway.

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## Sitting Room:

UPVC double glazed angled bay window to the front elevation with additional leaded window to the side. Coving to the ceiling. Similar to the drawing room there is a feature stone fire surround this time incorporating an electric fire. Radiator. Door leading to the hallway and a set of two glazed bi fold doors leading through to the dining room that open to join the two rooms into one.

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## Dining Room:

Fully glazed door leading to the conservatory with matching side panels to both sides. Exposed beams to ceiling. The focal point of the dining room is the exposed brick inglenook fireplace incorporating a cast iron log burner set on a paved hearth. Low level cupboards to both sides of the fireplace both with wall niches above. Radiator. Door leading to the kitchen.

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## Conservatory:

Made of uPVC and dwarf brick wall construction with a sliding patio door to the side leading out to the garden.

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## Kitchen:

The kitchen benefits from dual aspect uPVC double glazed windows to the side and rear elevations and is made up of a range of traditional wall and base units with complementary worksurfaces over incorporating a double drainer stainless steel sink unit with mixer tap. Integrated double oven and grill to face height and four ring electric hob. Partially tiled walls. Telephone point. Doors leading to the hallway, dining room and the utility room.

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## Utility Room:

The large utility room doubles up as the entrance to the property and can be accessed via the uPVC entrance door to the side elevation with matching double glazed side panel. Base unit and worksurface incorporating two stainless steel circular sink units with mixer tap. Plumbing and space for white goods. Wall mounted gas fired Worcester central heating boiler.

## **Shower Room:**

UPVC double glazed window to the side elevation. Fitted with a modern three-piece suite comprising of a double shower cubicle with mains shower over, close coupled WC and pedestal wash hand basin. Mermaid boarding to walls. Radiator.

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## **Landing:**

The large split level landing benefits from uPVC double glazed windows to the front and side elevations with a large landing space similar to the space in the hallway which could be used as a study area. Airing cupboard currently housing the hot water cylinder and header tank with shelving for storage. Radiator. Doors leading to all bedrooms and the bathroom.

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## **Bedroom One:**

UPVC double glazed window to the front elevation. Cast iron open grate fireplace. Radiator.

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## **Bedroom Two:**

UPVC double glazed window to the front elevation. Cast iron open grate fireplace. Fitted wardrobes consisting of one double, two singles, dressing table and six drawers. Telephone points. Radiator.

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## **Bedroom Three:**

UPVC double glazed window to the side elevation. Fitted wardrobes consisting of four doubles with storage overhead and six drawers. Telephone point.

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## **Bedroom Four:**

UPVC double glazed window to the rear elevation. Fitted wardrobes consisting of two double and overhead storage. Radiator.

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## **Bathroom:**

UPVC double glazed window to the side elevation. Fitted with a four-piece suite comprising of a large corner bath with handheld shower attachment, close coupled WC, pedestal wash hand basin and bidet. Electric shaver point. Radiator.

## Outside:

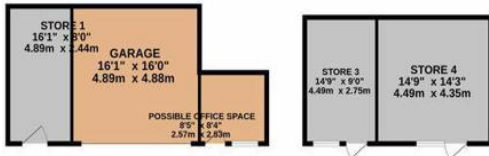
The property sits on plot of approximately 1/3rd of an acre and is accessed from the road via the wrought iron double gates which open to the extensive gravelled driveway which leads down the side of the property, past the outbuildings and garage and wraps round to the rear of the property providing more than ample off-road parking for vehicles, caravans and motorhomes. Several scattered mature trees and shrubs with mature hedging making up the perimeters. External lighting the garden can be accessed through either a paved patio area at the rear of the property or the wrought iron pedestrian gate to the front of the property. The garden is predominately laid to lawn with a large patio area off the conservatory, which boasts a working well with an additional smaller paved patio area adjacent. Scattered mature trees and shrubs with the perimeters been made up of fencing and mature hedging. LPG gas tank.

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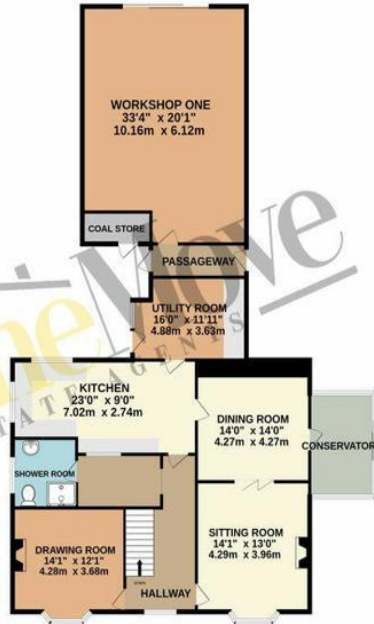
## Workshop's & Garage:

To the side of the property is a range of brick-built outbuildings consisting of a garage and four workshop/stores/stables. As well as a large workshop to the rear of the property and coal store. Workshop one (20'07" x 33'04") is located to the rear of the property and can be accessed via either the personal door or the large timber sliding door to the rear and benefits from lights and power points. Store one (16'01" x 8'00") is located to the side of the property and can be accessed via the personal door. Garage (16'00" x 16'00") is located to the side of the property and can be accessed via the up and over garage door. The garage also benefits from light and power. Possible Office Space (8'05" x 8'04") is located to the side of the property and can be accessed via the personal door. This office benefits from lights and power points and a window. Two additional stores measuring at 9'00" x 14'09" and 14'09" x 14'00" both accessed via a personal door and benefiting from a window.

OUTBUILDINGS  
798 sq.ft. (74.1 sq.m.) approx.



GROUND FLOOR  
1909 sq.ft. (177.1 sq.m.) approx.




2ND FLOOR  
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA : 3629 sq.ft. (337.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>		
(21-38) <b>F</b>	29	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Main Road, Utterby, Louth, Lincolnshire, LN11 0TQ

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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