



Park View House St. Leonards Lane South
Cockerington Louth LN11 7EF

£599,950

Council Tax Band C

JOHN TAYLORS
EST. 1859

Situated at the end of a quiet country lane in a scenic location next to the 14th century Church of St Leonard, this substantial detached house has been greatly improved and extended by the current owners and offers ideal family accommodation. The property offers flexible accommodation and enjoys attractive views across open pasture land to the south and west as well as to double garages and large workshop and an impressive living kitchen with bifold doors opens out to the garden. EPC rating C.



Rooms

Entrance Hall

With double glazed composite front door, coved ceiling.

Lounge

With uPVC double glazed window, radiator, coved ceiling, spacious under stairs storage cupboard. Average width measurement.

15'2" x 11'3" (4.65m x 3.46m)

Sitting Room

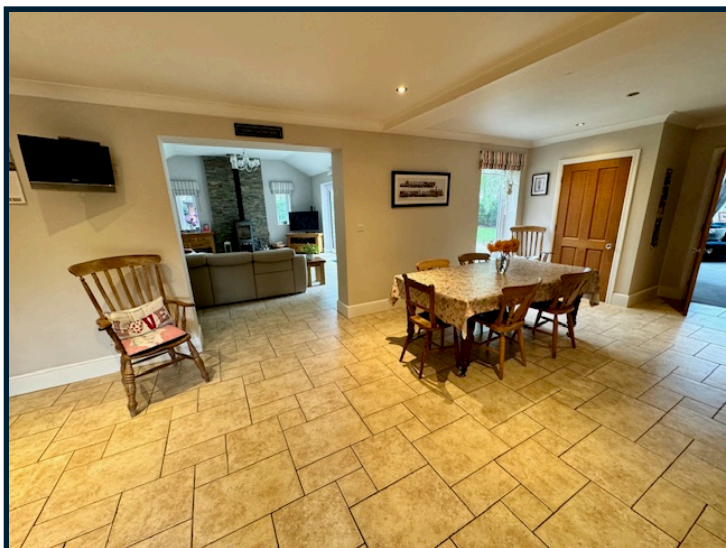
With uPVC double glazed window, radiator, coved ceiling. Measurement into chimney recess.

15'1" x 11'2" (4.63m x 3.42m)

Breakfast Kitchen

With fitted kitchen having light oak affect fronts and granite worktops and splash backs, integrated electric oven , space for fridge freezer, Bosch integrated coffee machine, space for dishwasher, stainless steel sink and mixer tap, uPVC double glazed windows, Neff stainless steel extractor hood and electric induction hob, tiled floors & underfloor heating, down lighters, built in cupboard housing Grant oil fired central heating boiler ,underfloor heating and walk in pantry. 10'4"x 7'1"(3.18m x 2.19m) & 27'2" x 11'7"

(8.31m x 3.59m) 27'2" x 11'7" (8.31m x 3.59m)



Family Room

With freestanding Jotul woodburning stove , granite hearth & stone wall feature ,two uPVC double glazed windows, tiled floor and underfloor heating, triple glazed bifold doors, access to roof space and central heating timer control.

20'6" x 15'3" (6.29m x 4.69m)

Side Entrance Lobby

With tiled floor and underfloor heating, coved ceiling, double glazed composite external door.

8'1" x 5'7" (2.47m x 1.74m)

Utility Room

With plumbing for washing machine and space for a dryer, fitted worktop & base cupboards , Toshiba close couple toilet, pedestal wash basin, uPVC double glazed window and part panelled walls, tiled floor with underfloor heating.

8' x 5'5" (2.46m x 1.7m)

Stairs To First Floor Landing

Split level landing with uPVC double glazed window , radiator and built-in airing cupboard housing pressurised hot water cylinder.

Bedroom 1

With two uPVC double glazed windows, radiators, built-in double wardrobes, access to roof space and corridor leading to:

19'1" x 14'6" (5.84m x 4.46m)

En-Suite Shower Room

E With large walk in mains fed shower having tiled walls and floor, wall mounted wash basin and commode below, close couple WC, fitted mirrored bathroom cabinet and light, shaver points, down lighters, radiator and uPVC double glazed window.

7'8" x 6'7" (2.39m x 2.05m)

Bedroom 2

With radiator and uPVC double glazed window having attractive views over open pasture land beyond. Measurements into chimney recess.

15'2" x 11'2" (4.64m x 3.42m)

Bedroom 3

With uPVC double glazed window, radiator
11'7" x 8'9" (3.57m x 2.73m)

Bedroom 4

With radiator, uPVC double glazed window enjoying views of open pasture land beyond. Minimum measurement.
10'6" x 8'2" (3.25m x 2.51m)

Family Bathroom

With roll top bath and freestanding shower mixer tap, coast couple WC, vanity wash basin, tiled shower cubicle with mains fed bar shower, extractor fan, chrome heated towel rail/ radiator, uPVC double glazed window
9'7" x 6'9" (2.98m x 2.12m)

Gardens

Property is approached by a gravel driveway providing ample off street parking as well as a concrete hardstanding for further vehicles. The gardens are mostly laid to lawn and include a timber shed, paved patio and pergola, brick built pizza oven, opened ended timber shelter to house a hot tub, semi mature trees, hot and cold water taps, pvc oil storage tank & summerhouse currently used as an office(4.00m x 3.00m) & which has an insulated floor, double glazed windows, power and lighting.

Brick Built Workshop

With two Velux windows, uPVC double glazed pedestrian access door, power and lighting, large roller shutter door providing access to adjoining garage.
23' x 21'8" (7.02m x 6.67m)

Double Garage

With electric up and over garage door, power & lighting, Ohme electric car charging point, part boarding to roof joists for storage. 22'5" x 16'5" (6.87m x 5.03m)



Timber Built Double Garage

With electric up and over garage door, power and lighting. 23'4" x 20'1" (7.14m x 6.15m) maximum narrowing to 15' x 17'8" (4.6m x 5.45m)

Services

The property is understood to have mains water, electricity & drainage. Solar Thermal panels providing hot water & oil fired central heating.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 19 Mbps and an upload speed of 1 Mbps and a superfast download 80 Mbps and upload speed of 20 Mbps. Openreach network is available.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government's online portal the property is currently in Council Tax Band C. There is an improvement indicator lodged against the property which means the current band will be reviewed and may increase following the sale of the property.



GROUND FLOOR
1225 sq ft. (114.7 sq.m.) approx.



1ST FLOOR
916 sq ft. (85.1 sq.m.) approx.



OUTBUILDINGS
1313 sq ft. (122.0 sq.m.) approx.



TOTAL FLOOR AREA : 3464 sq.ft. (321.8 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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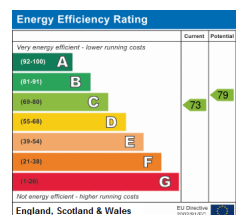
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