



Grantchester, Stewton Lane, Louth, LN11 8SB

- Large Family Residence
- Sought After Location
- Beautiful Large Landscaped Grounds
- Four Reception Rooms
- Master Bedroom & En suite
- Four Bedrooms & 2nd En Suite
- Family Bathroom & Games Room
- Large Triple Garage

£650,000



LOVELLE
ESTATE AGENCY

INCORPORATING *Peter*
Mountain

Grantchester, Stewton Lane, Louth, LN11 8SB

INTRODUCTION

We are delighted to offer for sale this superb family residence set in stunning mature and well stocked grounds. Located in a sought after tree lined lane within the Town is this attractive 'Potton' timber framed property, which boasts spacious and well planned accommodation and must be viewed internally to fully appreciate what the property has to offer.

- * Welcoming entrance hall with vaulted ceiling & galleried landing.
- * Lounge with feature inglenook fireplace.
- * Dining room with log burner.
- * Breakfast kitchen with built in appliances.
- * Large utility room.
- * Study & sun room.
- * Large leisure extension including swimming pool, jacuzzi, sauna and changing rooms.
- * Large first floor games room.
- * Master bedroom with en suite bathroom.
- * Bedroom two with en suite shower room.
- * Three further bedrooms.
- * Family bathroom.
- * Large integral garage.
- * Extensive off road parking.
- * Stunning landscaped grounds.
- * 2 x Workshops & large greenhouse.

LOCATION

The property is situated close to the leisure centre which is on a regular bus route and benefits from a bus stop outside. The market town of Louth is a short distance away, where you will find all of the attractions of a busy market town. The town has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture and hairdressers to name a few. Excellent road links via the A16.

DIRECTIONS

From our offices on Cornmarket head onto Eastgate. Follow the road to the mini roundabout and take the second exit onto Church lane. Continue up Church lane to the Junction and turn left onto Newmarket. Continue along Newmarket turning left onto Stewton Lane. Take the first right hand turn and continue along the road. The property is located on the right hand side and can be identified by our for sale board.

SALES PARTICULARS

ENTRANCE HALL

Welcoming entrance hall with vaulted ceiling and gallery landing. Hardwood entrance door and window to the front. Balustrade and spindle staircase rising to the first floor accommodation with useful under stairs storage cupboard. Exposed wooden beams and brick feature wall. Wall light points. Radiator. Doors leading to most ground floor rooms.

CLOAKROOM WC

Window to the front. Fitted with a modern two piece suite comprising close coupled wc and vanity wash hand basin with storage below. Attractive tiling to the walls with decorative mosaic border tile. Radiator.

LOUNGE

6.88m x 5.11m (22'7 x 16'9)

Lovely room which is partially open plan to the dining room. Multiple windows overlooking the front elevation and part glazed door leading to the sun room. Rustic feature inglenook fireplace with quarry tiled hearth and fireside seats, incorporating an open fire grate. TV aerial and wall light points. Exposed wooden beams and radiators.



DINING ROOM

5.87m x 5.79m (19'3 x 19')

Beautiful airy room overlooking the rear garden. French style windows with matching side panels opening onto the rear terrace. Windows to the side looking into the sun room. Rustic feature brick fireplace with quarry tiled hearth and incorporating a cast iron log burner and log store. Radiators.



BREAKFAST KITCHEN

4.80m x 4.37m (15'9 x 14'4)

L-shaped breakfast kitchen overlooking the rear garden. Fitted with a range of medium oak wall and base units with complementary work surfaces over incorporating an island peninsula. 1 ½ bowl sink unit with mixer tap and attractive tiling to the splash areas. Brick built feature unit housing the integrated stainless steel electric oven and microwave. Halogen hob with extractor canopy over. Integrated fridge and dishwasher. Door opening into a pantry cupboard with shelving. Radiators. Karndean tile effect flooring with decorative border. Door leading to the utility room.



UTILITY ROOM

5.84m x 2.49m (19'2 x 8'2)

Hardwood door leading to the rear garden. Fitted with a range of wall and base units with complementary work surfaces over incorporating a stainless steel sink unit. Plumbing for a washing machine and space for other domestic appliances. Floor standing oil fired central heating boiler. Continuation of the Karndean tile effect flooring. Radiator. Internal doors leading to the gardeners wc and the integral garage. Balustrade and spindle stair case rising to the games room.

GARDENERS WC

Window to the rear elevation. Fitted with a modern two piece suite comprising close coupled wc and wash hand basin. Continuation of the Karndean tile effect flooring.

STUDY

3.56m x 2.87m (11'8 x 9'5)

Window overlooking the front garden. Telephone point and radiator.

SUN ROOM

7.92m x 3.86m (26' x 12'8)

Beautiful bespoke sun room with glass vaulted ceiling with electric window vents. Dual aspect windows to the front and rear elevations. French style doors opening onto the sun terrace. Integrated ceiling spotlights and surround sound speaker points. Travertine tiled floor with underfloor heating. Part glazed double doors opening into the lobby of the swimming pool.



LOBBY

3.86m x 2.16m (12'8 x 7'1)

Lobby giving access to the swimming pool, sauna and the two changing rooms. Ceramic tiled floor with underfloor heating and integrated ceiling spotlights. Access to the loft space.

TWO IDENTICAL CHANGING ROOMS

2.74m x 2.21m (9' x 7'3)

Both changing rooms are beautifully equipped featuring changing areas with hooks and wooden benches, shower cubicles, close coupled wc's and vanity wash hand basins. Integrated ceiling spotlights and ceramic tiled floors with underfloor heating. Attractive tiled walls with decorative border tiles. Chrome heated towel rails.

SAUNA

2.16m x 1.47m (7'1 x 4'10)

Bespoke wooden sauna with glass entrance door and stepped seating areas for up to six people.

SWIMMING POOL & JACUZZI

5.44m x 1.60m (17'10 x 5'3)

Impressive room with vaulted ceiling and multiple arched windows overlooking the rear garden. French style doors opening onto the sun terrace. 40' x 20' heated swimming pool with recessed lighting. Electric pool safety cover. Integrated ceiling spotlights and ceramic tiled floor. Round jacuzzi to one end of the pool with jet system.



FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

Bright and airy space with a window overlooking the front garden. Balustrade and spindle rail. Exposed wooden beams and feature brick wall. Wall light points and access to the loft space. Built in airing cupboard and access to storage within the eaves. Access to all bedrooms and family bathroom.

MASTER BEDROOM

4.67m x 4.27m (15'4 x 14')

Window to the front elevation. Walk in 'his and hers' wardrobes with hanging rails and light. Radiator. Door leading to the en suite bathroom.



MASTER EN SUITE BATHROOM

3.51m x 3.00m (11'6 x 9'10)

Window to the side elevation. Fitted with a modern five piece suite comprising large shower cubicle with mains mixer shower. Panelled bath, close coupled wc, bidet and vanity wash hand basin with storage units below and mirror and light/shaver point above. Attractive tiling to the walls with a decorative border tile. Karndean tile effect flooring. Radiator with heated towel rail.



BEDROOM TWO

3.35m x 3.25m (11' x 10'8)

Window overlooking the rear garden. Access to the eaves for storage. Radiator and door leading to the en suite shower room.

EN SUITE SHOWER ROOM

3.05m x 1.85m (10' x 6'1)

Velux roof window. Fitted with a modern three piece suite comprising shower cubicle with mains mixer shower, enclosed cistern wc and vanity wash hand basin fitted in bathroom furniture. Radiator and heated towel rail. Attractive tiled walls.

BEDROOM THREE

3.53m x 3.45m (11'7 x 11'4)

Window to the side elevation. Access to the eaves for storage and radiator.

BEDROOM FOUR

3.45m x 2.08m (11'4 x 6'10)

Window to the rear elevation. Built in wardrobe and access to the eaves for storage. Radiator.

BEDROOM FIVE

3.45m x 2.24m (11'4 x 7'4)

Window to the rear elevation. Built in wardrobe and access to the eaves for storage. Radiator.

FAMILY BATHROOM

2.62m x 2.16m (8'7 x 7'1)

Window to the front elevation. Fitted with a modern three piece suite comprising panelled bath, close coupled wc and vanity wash hand basin with storage below and mirror, light and shaver socket above. Attractive tiling to the walls. Radiator.

GAMES ROOM

6.96m x 5.61m (22'10 x 18'5)

Large vaulted ceiling room with triple aspect views accessed via the utility room. Currently used as a snooker room with a full sized snooker table (available by separate negotiation) with overhead lighting. Feature fireplace with wooden surround, cast iron inset with period style tiling and granite hearth incorporating a living flame gas fire.



OUTSIDE



INTEGRAL GARAGES

8.89m x 5.46m (29'2 x 17'11)

This spacious area forms a double garage and further parking area for motorcycles. Triple up and over doors, two being electric remote control. Windows to the rear elevation. Water tap.

GROUNDS

The property stands on a sizeable and beautifully landscaped plot with front side and rear gardens. The grounds are a real treat well stocked with a variety of mature trees, shrubs and flowers. The property is accessed via a large sweeping gravel driveway, providing off road parking for several vehicles and leading to the garages. There is also a large concrete hard standing area, which would provide ample space for motor home storage. The property is well screened from the lane by the mature trees and evergreen foliage. To the left hand side of the property is two large workshops together with the oil storage tank and log store. The stunning rear garden really needs to be viewed to fully appreciate the landscaping, predominately laid to lawn with well stocked mature borders creating lots of interest. Large paved sheltered sun terrace, an ideal place for alfresco dining or just to sit and enjoy the garden. Wooden gazebo feature with seating area below. To the right of the garden leads you onto a large timber deck area, which overlooks a wildlife pond and water feature. This timber pathways then leads through to the front garden area, passing some wonderful tree and shrub species along the way. To the left of the garden is a large vegetable plot, orchard and large greenhouse with fruit bearing trees/bushes.



ADDITIONAL PHOTOGRAPH



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GENERAL INFORMATION

The property was built by the current owners in 1987 and is a Potton timber frame property. The design is heritage by Potton, the framework was erected by Potton Timber Engineering and then completed by local builder Dave Fairburn. All overseen by local architect John Stainton. The main benefits from building this way are high insulation levels and because of the timber structure there are no load bearing internal walls.

TENURE

We are advised by the owners that the property is Freehold, although we have not had confirmation from the Solicitors.

LOCAL AUTHORITY

East Lindsey District Council - Telephone 01507 601111.

SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services. The property has oil fired central heating, together with a Clarigester clear water septic tank.

VIEWINGS

By appointment with the sole selling agents LOVELLE ESTATE AGENCY telephone (01507) 603366

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGES

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our office on 01507 603366 to arrange an appointment.

ENERGY PERFORMANCE CERTIFICATE

A copy of the full Energy Performance Certificate for this property is available on request.

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LOVELLE ESTATE AGENCY

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Louth

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