



Calceby House , Calceby
Way, Swaby, LN13 0BX

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SALES & LETTINGS

A charming detached character cottage located within the scenic Wolds village of Swaby. Calceby House is positioned on a good size plot adjacent to the A16 road providing easy access to the nearby market towns of Louth and Alford. The superbly presented accommodation briefly comprises front entrance porch, hallway, lounge, dining room, kitchen, rear lobby with sun room off, downstairs shower room and utility room while upstairs are the three bedrooms and family bathroom. The property also includes a separate studio or office building within the large rear garden where secure parking is provided.

Directions and Location

From Louth travel south along the A16 road through Burwell and continue through the village of Swaby staying on the main road, just before leaving the village at the derestriction markers the property can be found on the left hand side.

Swaby is surrounded by attractive Wolds countryside (designated an area of outstanding natural beauty) with walks across the hills and



easy access via the A16 road to Louth, a popular market town with excellent shopping, schooling and recreational facilities. There are further market towns in Horncastle, Spilsby and Alford whilst main regional business centres are in Lincoln, Grimsby and Boston.

The Property

This surprisingly spacious detached cottage has white-painted brick-faced walls with a mixture of pebble-dashed and rendered finish beneath a clay pantiled roof. There are two spacious reception rooms, spacious kitchen, rear lobby area leading to good-sized sun room to the rear with further downstairs shower room, off which is the utility room housing the mains gas central heating boiler. On the first floor are three spacious bedrooms with ample storage, together with the family bathroom. The property benefits from uPVC double glazing throughout with thicker sound proofing glass to the front facing windows. Externally to the front is a Lay-by parking area available together with access gates to the rear garden. The spacious rear garden benefits from an outbuilding, together with storage shed, secure off-road parking plus a versatile studio/office building with the potential to be converted to annexe accommodation, subject to planning.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

Entrance Porch

White uPVC front entrance door, neutrally decorated with ceramic tile flooring, further glazed door leading to:

Entrance Hall

Neutrally decorated entrance hall with original wooden beams to ceiling, stairs to first floor with spacious understairs storage area, door through to:

Kitchen

Characterful country kitchen with original wooden ceiling beams, neutrally decorated, feature brick fireplace with built-in log burner. Range of base units with solid wood doors, roll top laminated work surfaces with stainless steel one bowl sink with free-standing Beko



electric oven and hob, built in Bosch slimline dishwasher, tiling to splashbacks, space for large fridge and housing the electric consumer unit. Tile-effect vinyl floor covering. Rear uPVC double-glazed window overlooking the rear and providing excellent views of the rolling Wolds countryside.

Lounge

Feature fireplace with tiled hearth and multi-fuel burner. Original wooden beams to ceiling, newly decorated in neutral colours with carpeted flooring and uPVC double-glazed window to the front aspect.

Dining Room

A versatile room which could be used either as dining room or second sitting room, newly decorated in neutral colours, carpeted flooring with window to front aspect.

Rear Lobby

Ceramic-tiled flooring, newly decorated in neutral colours, original wood beams to ceiling, glazed door leading into:

Sun Room

A very good size room with large windows to all sides and double patio doors leading into the rear garden. Newly decorated in neutral colours with carpeted flooring, spotlights to ceiling and wall-mounted lights.

Downstairs Shower Room

A good sized shower room with tiling to floors and walls in modern light colours with white vanity WC unit and sink with storage

underneath. A very large corner shower cubicle with chrome thermostatic shower mixer unit, frosted double-glazed window to the rear aspect, spotlights to ceiling, extractor fan and chrome central heating towel rail. Sliding door leading to:

Utility Room

A small utility room housing the mains gas provided Baxi combination central heating boiler together with space and plumbing for washing machine and further storage.

First Floor

Landing

A very spacious landing with neutrally decorated walls and carpeted flooring with gallery area and double-glazed window to the front aspect providing views of the surrounding countryside, loft access hatch and built-in storage cupboard with shelving providing useful storage for laundry.

Bedroom 1

A well-proportioned double bedroom enjoying views across the surrounding countryside. Feature wooden beams to ceiling, neutrally decorated, carpeted flooring and double-glazed window to the front aspect.

Bedroom 2

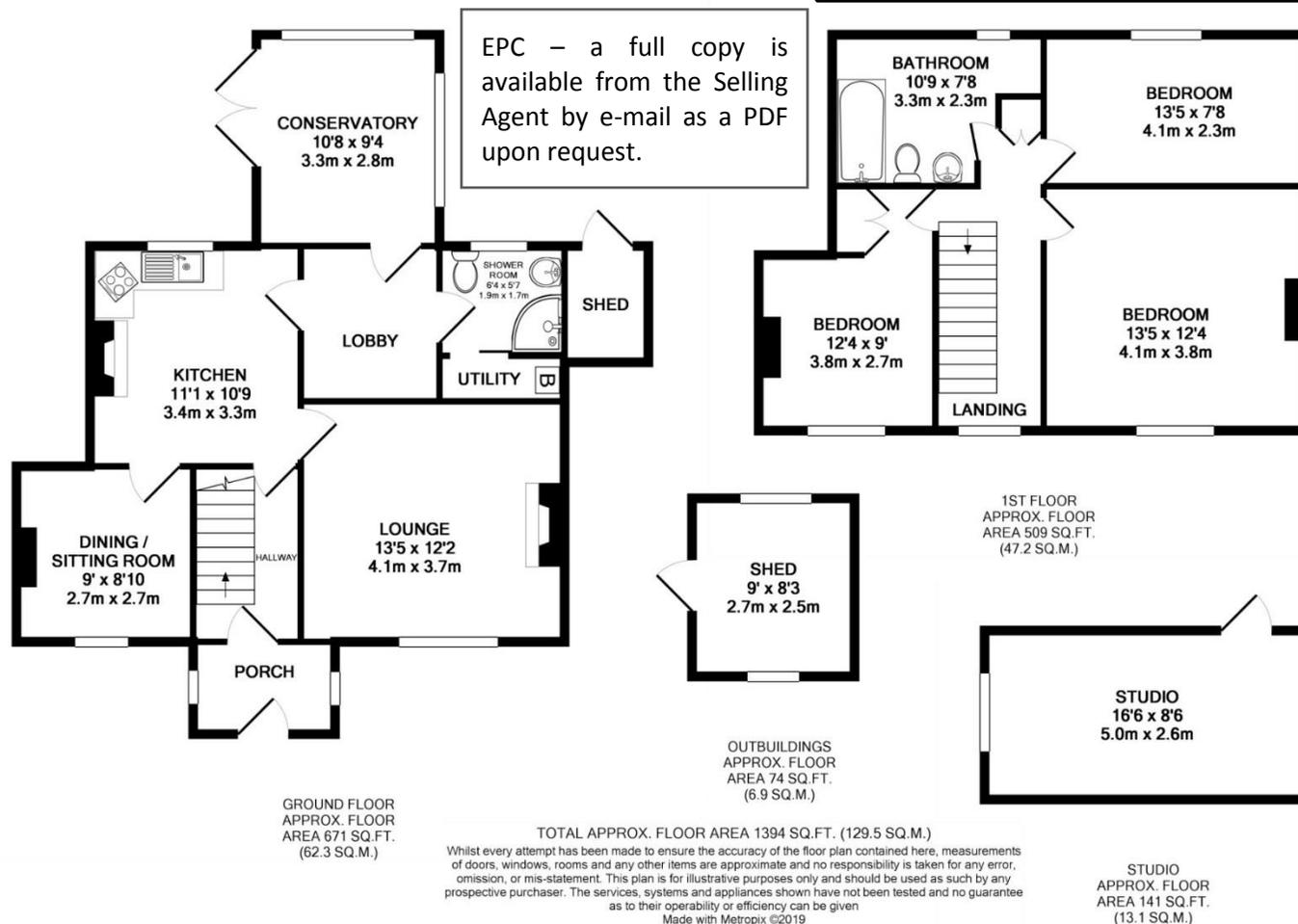
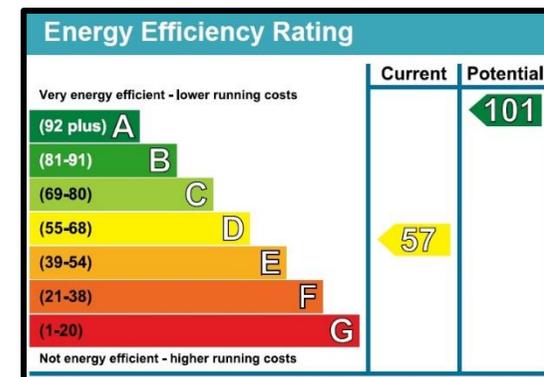
Another double bedroom of good proportions newly decorated in neutral colours, carpeted flooring, feature wooden beams to ceiling, double-glazed window to the front aspect and a small storage cupboard providing wardrobe space.

Bedroom 3

Another double bedroom having sloping ceiling giving limited head space to one side, newly decorated in neutral colours. Rear window providing excellent views of the rolling Wolds countryside to the rear.

Family Bathroom

A good size bathroom with sloping ceiling providing limited head space to one side. A small double-glazed window to the rear, tile-effect vinyl floor covering with modern light-coloured tiling to all walls. A modern light suite consisting of low-level WC, hand wash basin and bath with storage cupboard to the side. Above the bath is a Triton electric shower and curtain rail. Chrome central heating towel rail.





Outside

Front Garden

In front of the property is a Lay-by providing parking for two or three vehicles. Front grass area together with low-level picket fencing, gravelled area behind and a range of hedging, trees and shrubs providing shelter to the front of the property. Wooden fencing with access gate at the front providing entrance into the rear garden area. To the side boundary is newly installed wooden fencing and entrance gate providing access to the rear garden.

Rear Garden

A very large rear garden with gravelled area to the side where secure parking for one vehicle is provided together with an aluminium-framed greenhouse, surrounded by a range of mature shrubs and trees. A pathway leads to the main rear garden area whereby the majority of the garden is laid to lawn. The perimeter of the rear garden is flanked by hedging which is well-maintained allowing excellent views over the rear unobscured rolling countryside views. To the side is a small pond with rockery area, concrete patio to the rear of the property providing ample alfresco dining space. To the right hand side of the property is a further lawned area together with outside tap and the gas meter is also located here. To the side of the garden, a good size concrete garden shed with a white-painted, rendered finish, wooden entrance door and windows to both sides. To the side of the property adjoining it is also a small brick-built

storage shed with electric and lighting provided allowing space for white goods such as tumble dryer or fridge/freezer.

Studio/Office/Workshop

A very versatile building of brick structure beneath a pitched roof, glazed entrance door leading to the carpeted room freshly decorated in neutral colours with double-glazed windows to the front and rear. Light and ample power points provided, together with work bench area and under-unit storage cupboards. A loft ladder provides access to the mezzanine storage area above. The building provides scope for a range of uses such as art studio, workshop, office space and many more. The building also has potential for conversion to annexe accommodation. This would be subject to the relevant planning consent and buyers are advised to make their own enquiries in this regard.

Viewing

Strictly by appointment with the selling agent.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, water, electricity and has a private drainage system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.



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