



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

£595,000

Council Tax Band C

JOHN TAYLORS  
EST. 1859

Situated at the end of a quiet country lane, this impressive detached house offers a peaceful & private setting next to the historic 14th century Church of Saint Leonard. Having been greatly improved and extended by the current owners, the property provides flexible accommodation with beautiful views across open pasture land to the south and west. The home boasts spacious living area areas , including a remarkable living kitchen with bifold doors that open out to the garden, seamlessly blending indoor and outdoor spaces. The residence is complimented by two large double garages, providing ample space for vehicles, storage and more. A generous workshop awaits offering plenty of room for DIY projects, hobbies or professional use. For those seeking a dedicated workspace, the outdoor office provides a tranquil environment to work from home, complete with natural light and privacy. 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)

### 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

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**

The property is approached by a gravel driveway providing ample off street parking as well as a concrete hard standing 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.

### **Please Note**

Prospective purchasers are advised to 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.

### **Viewing Arrangements**

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

### **Thinking Of Selling?**

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR  
1235 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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## John Taylors

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	