



Ormond Lodge Mill Hill Way South Cockerington  
Louth LN11 7EG

£260,000

Council Tax Band C

JOHN TAYLORS  
EST. 1859



Looking out onto rural countryside, this light and airy chalet style detached property enjoys a peaceful village location, some 4 miles to the east of the popular market town of Louth. With three bedrooms and a spacious reception room, this well proportioned home has a lovely garden with a sun terrace and ample parking including a garage. No onward chain. EPC rating D.

## Rooms

### Entrance Hall

With part glazed composite entrance door, uPVC double glazed window, stairs to 1st floor, coved ceiling, radiator, room thermostat and wood effect flooring.

### Cloakroom

With close couple toilet, corner hand basin, chrome heated towel rail/radiator, uPVC double glazed window and coving to ceiling. 4'6" x 2'9" (1.41m x 0.9m)

### Lounge Diner

With oak effect flooring, Dimplex electric fire set in a stone fireplace with marble hearth, uPVC double glazed window to front elevation and aluminium sliding patio doors to conservatory, picture rail, two radiators and coved ceiling. 11'9" x 27'9" (3.64m x 8.53m)

### Bedroom 3

With uPVC double glazed window to front elevation and radiator. 8'4" x 6'9" (2.58m x 2.13m)



### Kitchen

A well fitted kitchen comprising wall and base cupboards with under lighting and wood block effect work surfaces and up stands, ceramic sink with drainer and chrome mixer tap, cooker extractor fan and integrated Lamona electric hob and oven below, integrated fridge, freestanding dishwasher, radiator, coved ceiling and ceramic tiled floor. 10'3" x 9'9" (3.16m x 3.02m)

### Utility Room

With space and plumbing for washing machine, wood block effect worktop and stainless steel sink with drainer and tiled splash backs, storage cupboard, floor standing Grant oil fired central heating boiler, ceramic tiled floor. 7' x 5'5" (2.15m x 1.7m)

### Rear Entrance Lobby

With fitted worktop, wall and base cupboards, uPVC double glazed stable style door to rear garden and pedestrian access door to garage. 7'8" x 5'1" (2.39m x 1.57m)

### Sun Lounge

With ceramic tiled floor, two radiators, uPVC double glazed windows and a single sliding patio door opening to the garden, solid pitch roof, power and lighting. 16'4" x 6'4" (5m x 1.98m)

### First Floor Landing

With access to roof space, spotlights and coved ceiling, radiator and uPVC double glazed window to side elevation.

### Bedroom 1

With uPVC double glazed windows to rear elevation, radiator, coved ceiling, built-in mirror fronted wardrobe, and built-in airing cupboard housing hot water cylinder. Measurements into wardrobes. 14'6" x 9'9" (4.45m x 3.04m)

## Bedroom 2

With uPVC double glazed windows to front elevation enjoying open views, radiator, coved ceiling, built in wardrobes and mirror fronted wardrobe.

Measurements into wardrobes.

14'6" x 8'9" (4.45m x 2.73m)

## Shower Room

With vanity wash basin, close couple toilet, shower cubicle with Aqualisa shower, heated towel rail/radiator, mirror with lights and shaver point, uPVC double glazed window. 8'2" x 4'9" (2.51m x 1.5m)

## Outside

To the front of the property, there is a return driveway and lawn bordered with shrubs and flowering plants. To the rear, the garden includes a lawn with flower borders, semi mature trees, and a paved terrace. There is also a further slabbed patio, summer house, greenhouse and a timber shed.

## Garage

With steel up and over garage door, power and lighting, electric consumer unit. 13'0" x 9'1" (3.96m x 2.76m)

## Services

The property is understood to have mains water, electricity and drainage. 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 18 Mbps and an upload speed of 7 Mbps. Superfast broadband is also available with a download speed of 72 Mbps and upload speed of 17 Mbps. Openreach is the available network.



## Mobile

We understand from the Ofcom website there is limited coverage from EE.

## Council Tax Band

According to the governments online portal, the property is currently in council tax band C.

## Tenure

The property is understood to be freehold.

## 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

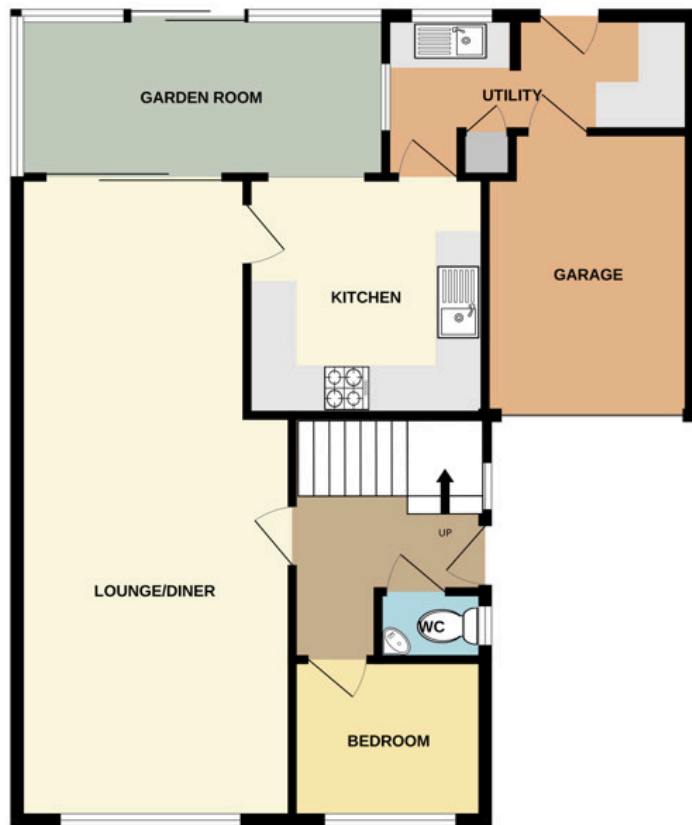
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

## Thinking Of Selling?

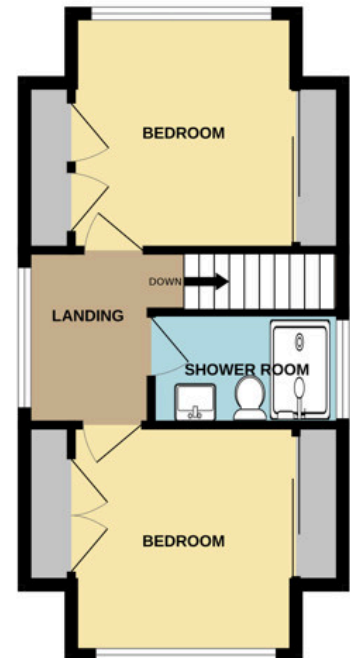
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	67
(39-54) <b>E</b>	55
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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.