



1 Poke Holes, Kelstern Road

Calcethorpe | Louth | LN11 0RE

Offers In The Region Of
£200,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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Kelstern Road | Calcethorpe

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Semi Detached Cottage in Rural Setting with open fields to Front, Side and Rear. Calcethorpe is just a cluster of homes, so anyone wanting a peaceful setting couldn't do better, yet it is conveniently situated between Louth (less than six miles and Market Rasen (less than ten miles). Both towns offer a good selection of shopping, leisure and schooling facilities.

This home really is idyllic with big night skies to enjoy, quietness and a good sized rear garden if you wanted to grow your own vegetables & fruit and become slightly self sufficient, there's even already a shed/greenhouse in situ which is ready and waiting, alongside a brick store and single garage. Accommodation comprises:- Rear Conservatory/Entrance, Kitchen, Large open plan Lounge and Dining Room. Upstairs there are Two Bedrooms and decent sized Bathroom. Front Garden, Rear Patio and Rear Garden. Off road Parking and Single Garage. uPVC double glazing and oil radiator heating.

- Rural Wolds Living
- Clear Night Skies
- Surrounded by Countryside
- Two Bedroom Cottage
- Open Plan/Lounge Diner
- Conservatory to Rear
- Good Sized Garden
- No Chain

Conservatory/Entrance

10'2 x 9'1 (3.10m x 2.77m)

Double glazed windows to sides and rear. Wall mounted panel convector heater. Double glazed, double doors to rear patio. Single glazed inner door to:-





Kitchen

7'9 x 13'8 plus recess (2.36m x 4.17m plus recess)

Pine panelled wall and base units. Roll top work surfaces with inset single drainer stainless steel sink top. Cooker with extractor hood over. Tiled splash-backs.. Space for two under counter appliances. Latched door to staircase. Chrome towel rail. Radiator. Two windows to the rear.

Open Plan Living/Dining Room

Living Area

12'5 x 15'1 plus arched alcove (3.78m x 4.60m plus arched alcove)

Open fire with brick surround, quarry tiled hearth and mantel. Window to the front. Double radiator. Open to:-

Dining Area

10'5 x 13'2 (3.18m x 4.01m)

Window to front. Radiator.

Landing

Window to side. Loft access. Stripped and latched doors off.

Bedroom One

13'10 x 7'11 (4.22m x 2.41m)

One double and one single wardrobe. Double radiator. Window to rear with farmland views.

Bedroom Two

12'4 x 8'8 (3.76m x 2.64m)

Window to front with farmland/countryside views. Double wardrobe. Double radiator.

Bathroom

9'1 x 7'2 (2.77m x 2.18m)

White suite of panelled bath having mixer/shower tap attachment and glazed screen. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Chrome towel rail. Airing cupboard with radiator.

Front Garden

Mainly lawned and enclosed by mature hedgerow.

Rear Patio

Mostly paved and enclosed by picket fence.

Single Garage

Housing oil tank - so limited space for car. Brick built store adjacent.

Rear Garden

Lawn. Mature shrubs and hedgerow. Shed/greenhouse. Open farmland adjacent.

Additional Information

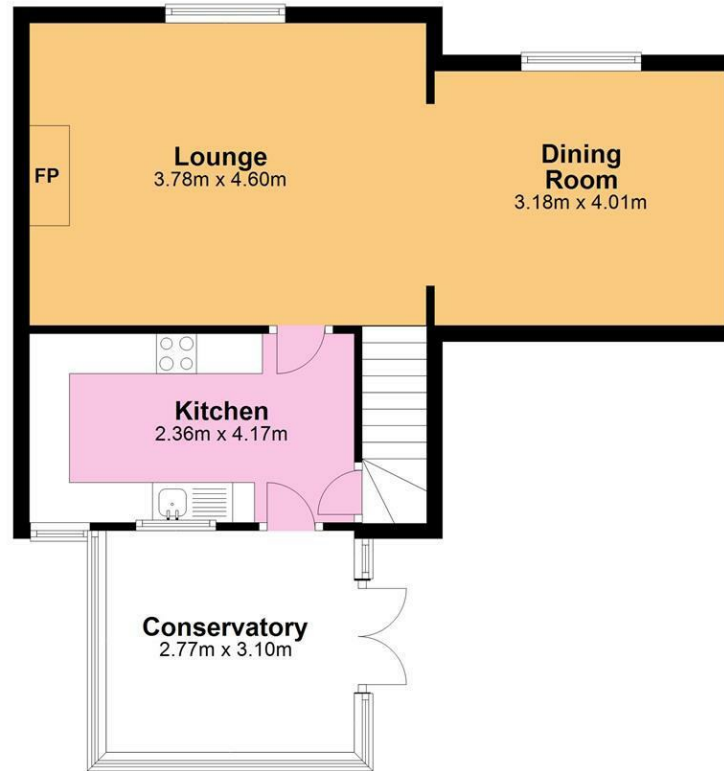
Services: Mains electric. Oil fired heating. Sceptic tank. Borehole Water supply.





Ground Floor

Approx. 52.3 sq. metres



First Floor

Approx. 30.9 sq. metres



Total area: approx. 83.2 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net) Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.