



INGS BUNGALOW
FOTHERBY LN11 0TX

MASONS
EST. 1850

INGS BUNGALOW, INGS LANE, FOTHERBY, LOUTH, LINCOLNSHIRE, LN1 1 OTX

A substantial detached country bungalow set in approximately 6.25 acres (STS) of land to include a former garden nursery, paddocks and large formal garden. There is an agricultural occupancy condition applying to this property (full details in the brochure text). 3 double bedrooms with large ensuite bathroom to the master, family bathroom (jack and jill with bedroom 2), lounge, sun lounge, dining room, breakfast kitchen, utility and large hallway. Oil CH system, DG windows and double garage. Potential for equestrian, horticultural, leisure use etc. (STP)





ABOUT INGS BUNGALOW

Directions

From St. James' Church in the centre of Louth, proceed north along Bridge Street into Grimsby Road and then continue up the hill to the eventual T-junction. Turn left here and after a few yards, at the roundabout take the second exit along the A16 towards Grimsby. Follow the road, passing the first three right turns and upon approaching the village of Utterby, look for the right turn into Ings Lane. Take this turning and proceed for a short distance until the first entrance onto the formal driveway to the bungalow is found on the left side.

THE PROPERTY

Constructed during the early 1990's this individual detached country bungalow has mellow coloured brick-faced cavity walls with low-maintenance corbelled eaves under a pitched timber roof structure of hipped and twin gable design covered in concrete tiles. The property has double glazed windows and an oil central heating system with boiler in the attached double garage. The lounge fireplace has a flame-effect LPG fire inset. A glance at the floorplan will show how spacious and well proportioned the rooms are and we anticipate that the buyer/s will wish to modernise some aspects.

Formerly a garden nursery there is the potential to recreate this use or alternatively a variety of alternative uses subject to planning permission and compliance with the occupancy condition described in the following paragraph.

PLANNING OCCUPANCY CONDITION

Following Application No. N192/289/90, planning permission was granted for this bungalow and double garage on the 8th of March 1990. The second condition states: The occupation of the dwelling shall be limited to a person wholly or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or in forestry or a dependent of such a person residing with him (but including a widow or widower of such a person).





ACCOMMODATION

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

Main Entrance

On the south elevation where a uPVC double-glazed door with matching full-height, double-glazed side panels opens into the:

Entrance Hall

A superb size and L-shaped overall plus recess, with two radiators, four wall light points, decorative moulded coving to the ceiling with two recessed ceiling downlighters to the inner hall and an illuminated, square display alcove. Recessed airing cupboard with radiator and slatted linen shelves over. Trap access to the roof void and white, six-panel doors leading off the various room.



Lounge

A spacious and well-proportioned reception room with a wide, walk-in bay window on the south elevation enjoying garden views. Reconstituted stone and marble fireplace with an inset, flame-effect gas fire and marble mantle. Further smaller window to the side elevation. Three radiators, four wall light points and glazed door with square-leading to the sun lounge adjacent, together with matching glazed double doors with square-leading to the dining room.

Sun Lounge

A bright and airy room from which to enjoy some lovely views across the main formal garden, with a wide, double-glazed double patio door with two sliding doors and two fixed side panels creating a wide vista across the grounds. There are also large windows to each side elevation with low sill and there is a double radiator.







Dining Room

A spacious room ideal for entertaining, with window to the side and rear elevations, the latter providing an outlook through mature trees to the open fields beyond. Deep, moulded coving to the ceiling, radiator and angled doorway from the hall.

Breakfast Kitchen

A good size, fitted with a range of built-in units having solid oak and veneered doors with drop handles and comprising base cupboards, drawers, roll-edge textured work surfaces with ceramic-tiled splashbacks and an inset acrylic, one and a half bowl sink unit with mixer tap having nozzle. Matching range of wall cupboard units, corner shelf units, glazed angled serving hatch opening to the hallway by the dining room door adjacent and tall unit housing an electric Creda Plan double oven incorporating grill. Separate four-plate electric hob with faced cooker hood over. Island unit with work surface extending to form a breakfast bar and attractive views through double-glazed French doors on the rear elevation overlooking the garden and a glimpse of open fields beyond. Laminate tile-effect floor covering to the kitchen area, radiator, double strip light and pendant light point to the dining area. A further single double-glazed French door leads to outside. Recess for under-counter refrigerator and full-width recess for a full-size dishwasher with plumbing. White, six-panel door to the:



L-Shaped Utility Room

With radiator, space and plumbing for washing machine, space for additional appliances, wall-mounted double store cupboard and high-level window on the side elevation. Wall-mounted electricity consumer unit with MCBs. Coat hooks to wall rail and door to the:

Attached Double Garage

An excellent size with recess and door with step down from the utility room.

Access from the driveway into the garage is via two roller doors and the garage is of twin skin brick construction with a single-glazed window on the side elevation having Venetian blind together with a hardwood, six-panel door to outside close to the single French door from the kitchen.

Power points, double strip light, trap access to the garage roof void and positioned to the rear is the Firebird Enviromax oil-fired central heating boiler which operates with a digital wall programmer.

Study

Positioned adjacent to the entrance hall with window to the front elevation and radiator, together with an angled doorway from the hallway.

Master Bedroom

A spacious L-shaped double bedroom positioned at the front of the bungalow with a wide, walk-in bay window to the front elevation. Two radiators, coved ceiling, two ceiling light points and white, six-panel door to the:





En Suite Bathroom

An excellent size with a light-coloured suite comprising a low-level WC, a pedestal wash hand basin with ceramic-tiled splashback, a bidet and corner panelled bath with moulded seat, together with a wall-mounted shower mixer unit with handset and rail and a folding glazed screen. The ceramic-tiled splashbacks extend around the suite with a decorative mosaic-tiled border and there is a window on the side elevation with tiled sill, together with an extractor fan above the bath. Radiator, wall mirror, shaver light and tile-effect floor covering.

Bedroom 2 (rear)

A further double bedroom of generous proportions with a built-in range of wardrobes, having mirrored doors to the centre and all three double wardrobes fitted with clothes rails and shelving over. Deep, moulded coving to the ceiling with ceiling light point, radiator and window on the side elevation overlooking the owned land. Connecting six-panel door to the:

Bedroom 3 (front)

A third, slightly smaller double bedroom but still of generous proportions, with radiator, coved ceiling and window on the front elevation. Connecting door to the:



Jack and Jill Bathroom

Also having a door from the entrance hall, this spacious bathroom has a light-coloured suite comprising a panelled bath, low-level WC, pedestal wash hand basin and an enclosed shower cubicle with a decorative glazed door, wall-mounted mixer tap and handset on wall rail. The shower cubicle is ceramic tiled complementing the ceramic-tiled splashbacks around the suite with floral decoration. Shaver light over the wash basin, radiator, wall mirror and deep, moulded coving to the ceiling. Extractor fan and window on the side elevation with ceramic-tiled sill.



OUTSIDE

Driveway

The main approach to the bungalow from Ings Lane is through a five-bar timber gate onto a gravel driveway, open to the land on the east side with fencing and screen door to the formal garden on the left. The drive then opens out after passing a well-stocked shrubbery with climbing plants to the side wall of the bungalow, and forms a good size parking and turning area. From here there is access to the double garage and at the rear of the drive there is a **domestic metal-framed greenhouse** of excellent size. There is an outside corner light adjoining a six-panel door into an **Integral Gardener's Toilet** with a white suite comprising a low-level WC and a pedestal wash hand basin with mixer tap.

Formal Gardens

The formal gardens extend around the south, west and north sides of the bungalow – the main garden ideally orientated to catch the sun throughout the day, and principally laid to lawn behind tall screen hedges along Ings Lane, with a superb selection of established ornamental trees, shrubs and bushes set into shaped beds and borders.

The variety and extent of the planting reflects the historic use of this property as a garden nursery. To the far west side of the plot there is a rotavated area enclosed by hedges and established trees, and the sound of a beck which runs along the northern boundary of the gardens and land can be heard.





From the driveway there is a slab-paved pathway which leads to a sheltered patio by the main front entrance with climbing clematis plants and pyracantha adjacent, together with a large trough for bedding plants. There is a further slab-paved patio for the afternoon and evening sun adjacent to the sun lounge and the lawned garden extends around the rear of the bungalow with further established shrubs, bushes and trees and a bank down to the beck running well below.

Further patio area finished in slab paving adjacent to the French doors from the breakfast kitchen, wall light and access to an enclosed lawned area at the rear with the oil storage tank positioned on a concrete plinth adjacent.



The Land and Outbuildings

From the driveway the land extends eastwards and is principally laid to lawns with a large growing area for vegetables lined by the base of large former greenhouses which once stood at this point. There is an independent access into the land from Ings Lane through a wide metal field gate with brick pillars, opening onto a wide driveway with gravel, which widens to form a spacious yard and parking area formerly used in connection with the garden nursery. At the far end of the driveway there is a:



Concrete Sectional Outbuilding

With a garage, workshop/store, a washroom with water heater over a pedestal wash basin and an office. This building is in poor condition overall and requires either renovation or removal.

In addition, there are metal-framed commercial greenhouse structures remaining on site, partially glazed and capable of renovation or a purchaser may also wish to remove these. The grounds then extend to the east as agricultural grassland with hedges and mixed hedgerows to the boundaries, together with a number of trees.

Viewing

Strictly by prior appointment through the selling agent.

Location

The bungalow is located in a rural setting yet close to the A16 for easy travelling to Louth market town to the south and Grimsby to the north – each with a contrasting range of shopping facilities, schools, colleges and recreational amenities.

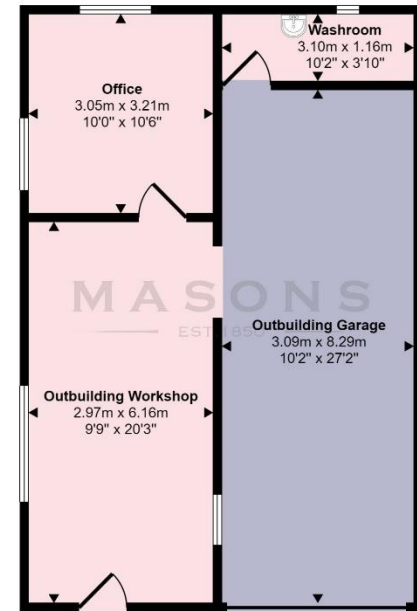
Ings Lane continues from the bungalow out to the rural village of Covenham and beyond to the Lincolnshire Coast. The area has some excellent walks and bridleways with day passes to ride along parts of the beach. The Lincolnshire Wolds AONB is just a short distance to the west.

From Grimsby the A180 becomes the M180 leading to the national motorway network and to the Humber Bridge. The Humberside International Airport is about 30 minutes' drive, and the East coast rail link can be

joined at Grimsby or Market Rasen via Newark. Newark to Kings Cross is around 90 minutes.

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. Red-lined aerial images show approximate positions of the boundaries and should be carefully checked against the contract plan at sale stage. We are advised that the property is connected to mains electricity and water whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E .



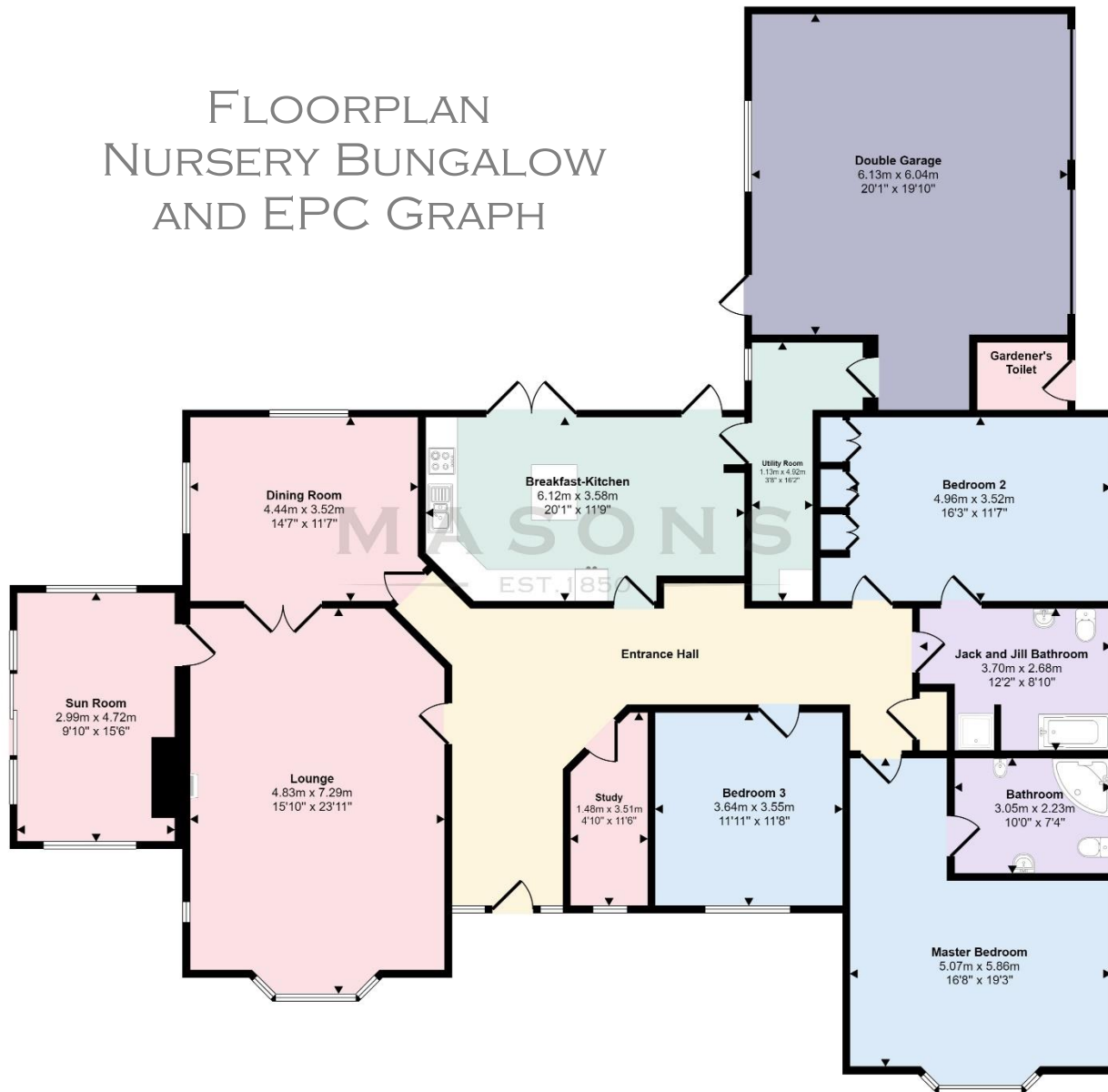
Outbuilding
Approx 60 sq m / 644 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



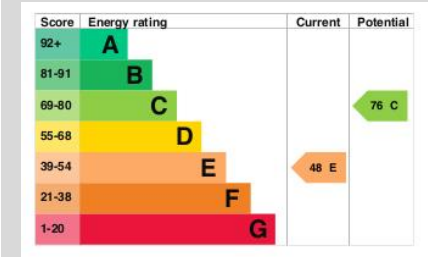


FLOORPLAN NURSERY BUNGALOW AND EPC GRAPH



Ground Floor
Approx 251 sq m / 2697 sq ft

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Important Notice

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