



Spinney Cottage The Old Hall Glebe Road Great
Carlton Louth LN11 8JX

£160,000

JOHN TAYLORS
EST. 1859

A attractive Grade II Listed semi detached barn conversion which has previously been used as a holiday cottage and could now be an ideal retirement home or rural retreat in the scenic and historic village of Great Carlton.

Rooms

Entrance Hall Area

With timber framed double glazed entrance door and side window having external shutters, tiled floor, tall radiator, wall lights.

3.23 x 1.91 (width x length) metres

Living Kitchen Area

With timber framed double glazed door and side windows having external shutters, tall radiator, fitted kitchen units comprising wall and base cupboards, granite effect worktops, stainless steel sink having a draining board and mini sink, integrated electric oven, hob and extractor hood, tiled splashbacks, space for washing machine, Velux windows and exposed timber roof beams.

5.96 x 4.41 (width x length) metres

Bedroom

With timber frame double glazed windows, radiator, access to roof space, electric consumer unit.

5.2 x 2.85 (width x length) metres

Bathroom

With tiled shower cubical and 'Triton' electric shower, wash hand basin, w/c, radiator, velux window, shaver light.

3 x 1.69 (width x length) metres

Outside

The garden comprises of a lawn, flower and shrub borders, gravel driveway and concrete patio. 'Grant' oil fired central heating external boiler and pvc storage tank, mature and semi mature trees (subject to a tree preservation order) and open countryside beyond. NB The owner will retain a vehicular right of way over the garden for maintenance of the adjoining land.



Services

We understand that there is mains drainage, electricity, Oil fire central heating. there is no telephone line.

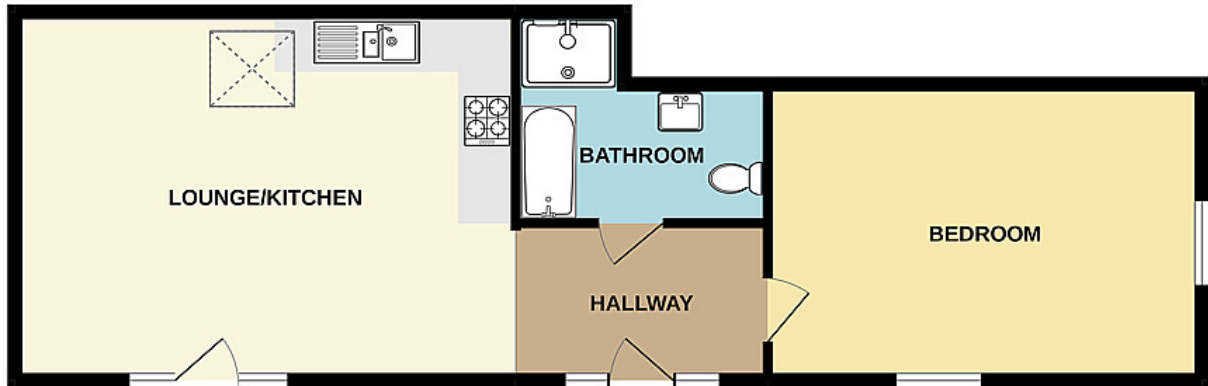
Council tax band

We understand that the property is yet to be assessed for council tax as it was previously used as a holiday let.





GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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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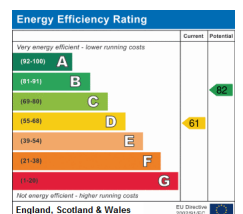
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.