



Lucaya
North Cotes DN36 5UT

MASONS
SALES & LETTINGS

Lucaya, Fleetway, North Cotes, Lincolnshire DN36 5UT

A highly individual and well-appointed detached house with mainly ground floor accommodation, first floor master bedroom suite, large mature gardens with hot tub, gated driveway providing good parking space and a detached garage.

Directions and Location

From Louth take the A16 north for around 7 miles and turn right by the Halfway House Bar and Grill. Follow the road (B1201) through and away from North Thoresby village until the eventual T-junction with the A1031. Turn right here and proceed to North Cotes village. Turn left into the village along Fleetway and continue until Lucaya is found on the left side.

Positioned about 4 miles from the coast, North Cotes is about 10 miles from Louth market town and 10.5 miles from the centre of Grimsby. The village has a Grade II listed church and a primary school.

The Property

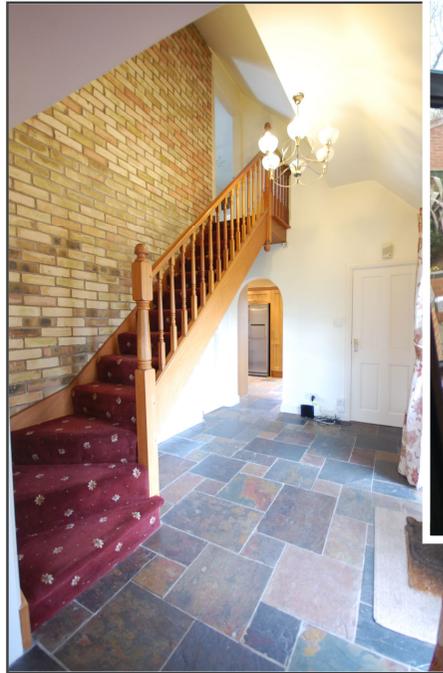
Believed to have been constructed during the 1980's, Lucaya is an individual property occupying a plot of generous proportions and has brick-faced cavity walls beneath pitched timber roof structures covered in concrete tiles. The detached garage is also brick built and the pitched roof above this has recently been re-covered in concrete tiles. Windows and doors are uPVC framed with double-glazed units and the accommodation is heated by an LPG central heating system supplemented by a multi-fuel stove set into the lounge fireplace. There is a particularly impressive conservatory at the rear with a glazed roof and the property has a versatile room layout.

Accommodation

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

Ground Floor

Part-glazed (double-glazed) front door with decorative pane and double-glazed side panels to: -



Entrance Hall

With slate tiled floor, feature staircase with hardwood balustrade leading to the first floor and large recessed cupboard with coat hooks, deep shelves and clothes rail; spotlighting and trap access to the roof void. The hall is open at the rear to full two storey height with sloping ceiling above and there is a radiator, central heating thermostat, door chimes, fifteen-pane door to the dining room and twin fifteen-pane doors to the lounge, all three fitted with bevelled panes. Shaped walk-through archway to the kitchen.

Lounge

Well-proportioned with a large brick recessed fireplace having heavy timber mantel shelf, deep granite hearth and a cast iron multi-fuel stove connected to the central heating system. Radiator, coved ceiling and large square oriel projecting window to the front elevation. Rear patterned, double-glazed, tilt and slide patio door and side panel to the: -

Victorian Style Conservatory

With mahogany-effect uPVC double-glazed windows and French doors to the rear and side elevations, double-glazed roof, brick base



walls and ceramic tiled floor. Radiator, power points and two wall light points.

Dining Room

With large radiator, Delft rack, coved ceiling and large window presenting views across the main garden. Ceiling light and dimmer switch.

Fitted Kitchen

Attractive range of units with oak doors and facings, long metal handles and including soft close base and wall cupboard units, drawer units, deep pan drawers and pull-out larder racks to each side of a Samsung American style fridge/freezer with ice dispenser. Corner retractable carousel to one side, tall shelved unit and roll-

edge, granite-effect work surfaces with ceramic tile splash-backs and a Lamona stone-effect, one and a half bowl sink unit with chrome mixer tap. Glazed wall cabinet, twelve ceiling spotlights, pelmet lighting and chrome ladder-style radiator/towel rail. Rangemaster cooker finished in black and stainless steel with six LPG rings, two ovens, grill and warming drawer; matching stainless steel cooker hood with down-lighters. Integrated dish washer. Part-glazed (double-glazed) door to outside and arched opening to the utility room.

Utility Room

With units and work surfaces matching those of the kitchen to include base cupboards, wall cupboards, wine rack and a tall store cupboard for vacuum cleaner, etc.; the latter also houses the

Worcester LPG condensing central heating boiler with digital programmer. Three-branch ceiling spotlight and slate floor extending through from the kitchen.

Inner Hallway

With radiator, coved ceiling, four-panelled doors from the hall and leading to the bedrooms and shower room. Electricity consumer unit with MCB's. Large side window overlooking the main approach to the house.

Bedroom 2

A good sized double room with radiator, four-branch spotlight unit, high-level sockets for a TV and window also overlooking the main approach to the house.

Bedroom 3

A single size bedroom but currently fitted out as a study with a comprehensive range of quality built-in units, having a light oak-effect finish and comprising three double wardrobes, (the centre with mirrored doors) clothes rails, shelving and shoe racks and also presently fitted with a corner computer desk, base cupboards with book cases over and two floating shelves. (The latter could be removed to re-create space for a single bed if preferred). Radiator and four-branch spotlight fitting.

Shower Room

A contemporary suite comprising large, full-depth shower cubicle with stone-effect panelling, glazed door and side screen, wall-mounted power shower with handset and rainfall drench head; vanity unit finished in gloss white with cupboards and drawers, concealed cistern to the low-level WC, matching wall cupboard with spot-lit mirror and shaver socket over inset wash hand basin. Ceiling spotlights, extractor fan, chrome ladder-style radiator/towel rail and controls for sound system.



First Floor

A small **Landing** has the balustrade forming a gallery above the hallway and four-panelled door to the: -

Master Bedroom

Fitted with an extensive range of furniture in cream and comprising fitted and free-standing drawers, base cupboard, built-in wardrobes to include a large corner unit with part-mirrored doors and also including the airing cupboard which contains the foam-lagged hot water cylinder having an immersion heater and shelf for linen over.

Wall mounted Panasonic DB3 digital TV with remote-control, wall mirror, rear dormer window, radiator and ceiling light. Part-sloping ceiling and connecting door to: -

En Suite Bathroom

An excellent size with a white suite comprising panelled corner bath with seat, low-level, dual-flush WC, vanity wash hand basin with cupboards beneath in granite-effect surround and a corner ceramic

tiled and glazed shower cubicle with mixer unit. Wall cupboards and spot-lit mirror above the wash basin. Ceramic tiled floor, part ceramic tiled walls, ceiling spotlights and extractor fan. White ladder-style radiator/towel rail and rear double-glazed skylight window.



Outside

Five bar pedestrian and vehicular gates at the front of the property open onto a block-paved driveway which forms the main approach and creates a parking area with access off to the detached brick-built **Garage** - mahogany-effect up and over door, wall cupboards, side pedestrian door, strip lighting and power points. External flood light above the garage door.

The property stands in mature, spacious grounds with a large lawn extending around the front and side, having close boarded boundary fencing adjacent and a hedgerow to the front boundary. There are flower and rose beds, rockery and a block-lined, slab paved approach to the main entrance with pathways continuing around each side of the property through screen doors. Metal-framed greenhouse to one side and screen fencing to the rear garden.

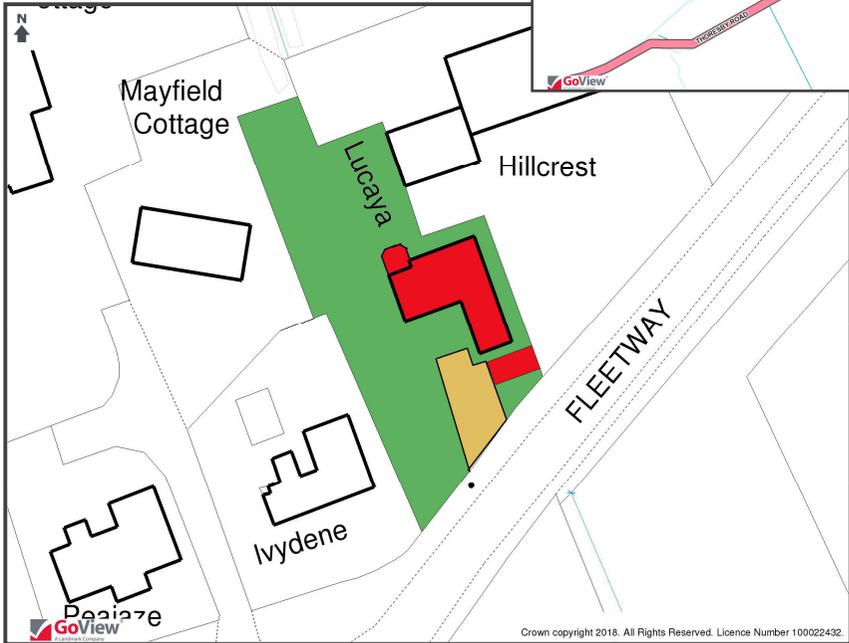
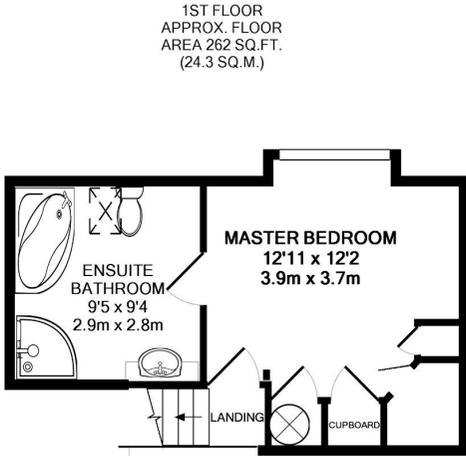
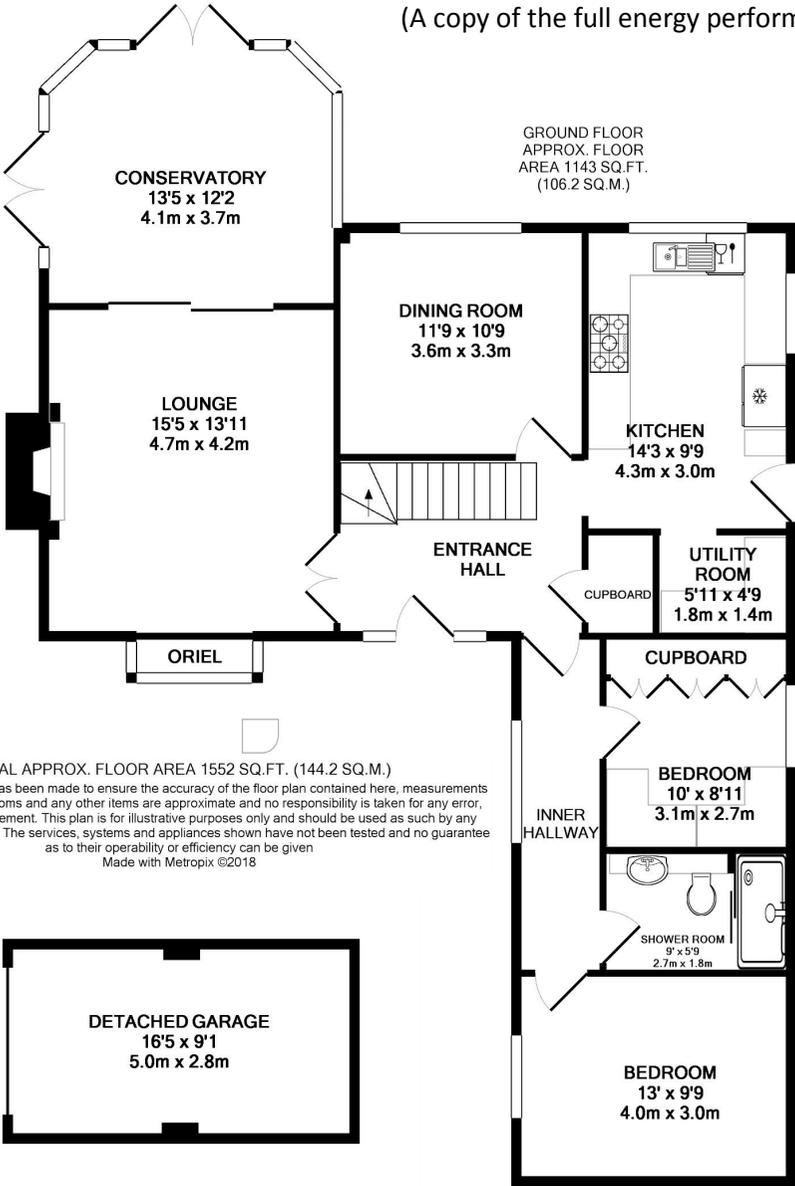
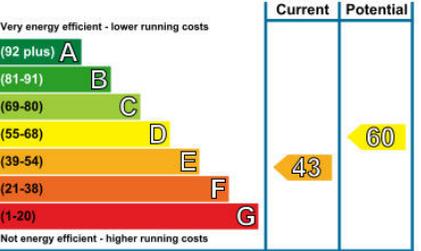
The latter is mainly laid to lawn and raised above a large slab-paved patio with retaining red and blue brick walls, raised flower bed and steps up with a variety of exterior garden lighting and a hot tub with associated electrical connections at the side of the house.



Floor Plans, EPC Graph and Location maps for the village

(A copy of the full energy performance certificate can be emailed on request)

Energy Efficiency Rating



GARAGE
APPROX. FLOOR AREA 147 SQ.FT. (13.6 SQ.M.)



Crown copyright 2016. All Rights Reserved. Licence Number 100022432.

Outside (cont'd)

Attractive covered timber arbour to one corner, angled to catch the afternoon and evening sun, shaped borders, well-stocked shrubberies with block lining and two mature trees.

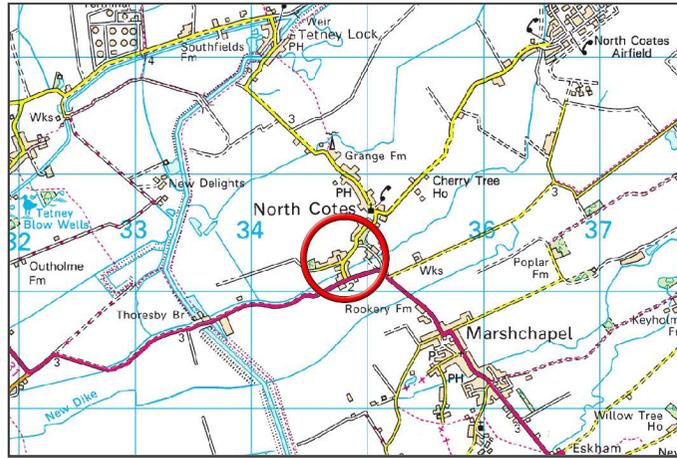
There is an additional garden area leading off the far corner which is enclosed by fencing and within which the LPG storage tank is located but screened from the house by a hedge, together with a kitchen garden area and ample space with a concrete base for garden outbuildings.

On the far side of the house there is a pathway leading to a log store and a double timber garden shed, together with outside water tap nearby. There are various outside lights positioned around the house, together with solar lights in the rear flower beds.

Viewing: Strictly by prior appointment through the selling agent.

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. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



M417 Printed by Ravensworth 01670 713330

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500 F 01507 600561

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

MASONS
SALES & LETTINGS