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PROPERTY  
AWARDS  
2024

GOLD WINNER

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**Cape Lodge**  
Halls Hill, Goulceby, Louth, LN11 9UN

**BELL**



## Cape Lodge Hals Hill, Goulceby

A beautifully presented four bedroom detached family house with double garage constructed in 2017 by a local builder of repute under a 10 year LBAC Insurance Warranty. Of red facing brick under a clay pantiled roof. The flexible internal accommodation extends to approx. 2735 sq. ft

Having oil fired central heating, the ground floor being under floor and radiators to the first floor. Boasting an attractive full height entrance hall with galleried landing around a central space, comprehensively equipped kitchen, dining and living area, large lounge and four first floor double bedrooms with 3 shower rooms, ample front parking leading to the double garage and attractive rear garden with an abundance of shrubs and fruit trees overlooking grass land to the rear.

The pretty village of Goulceby lies in the heart of the Lincolnshire Wolds, area of outstanding natural beauty, has a public house, church and many scenic walking routes nearby. The well serviced and historic market towns of Horncastle and Louth lie approx. 7 and 8 miles away respectively. Each offering excellent local shopping, leisure and educational facilities.

### ACCOMMODATION

Entered to the front, through brick porch with composite front entrance door, with glazed panel inset, external lighting and Ring doorbell, to...

**Entrance Hallway** – with alarm, tiled flooring, underfloor heating, under stairs storage cupboard. Stairs to first floor landing with natural oak spindles.



**Cloakroom** – W/C, inset basin with storage and cupboard below. Tiled flooring, light to ceiling, uPVC double glazed window, extractor fan and under floor heating.

**Lounge** – with carpeted flooring, lights to ceiling, uPVC double glazed front and rear windows, open fire place with wooden mantel and tiled hearth, heating control thermostat, multiple power points and TV point.

**Open Plan Kitchen / Dining and Living Room** – with tiled flooring throughout, inset ceiling spotlights, pair of uPVC double glazed doors and window open onto the rear garden, both having plantation blinds.

A comprehensive range of contemporary wall and base units in two comprehensive shades, together with a matching **kitchen island** with wood effect work surfaces. Inset single drainer sink and splashback tiling with full tiling to one wall. Integrated Neff five ring ceramic hob with concealed extractor hood over. Neff double electric oven, full height refrigerator and dishwasher. Integrated lighting to units, multiple power points.

Full width **Media Wall** in a tonal colour with base cupboards, shelves, space for television. Integrated lighting to shelving, multiple power points.

**Utility Room** – equipped with matching wall and base units, wood effect worktops, inset single sink and drainer. Space and connections for washing machine and tumble dryer. Integrated full height freezer, floor standing oil-fired boiler. Lights to ceiling, tiled flooring, extractor fan, power points. uPVC double glazed window and exterior door.

*Up carpeted staircase to first floor*

**Galleried Landing** – uPVC double glazed front window, radiator, recessed double cupboard and natural oak spindled gallery with central space to ground floor. Lights to ceiling.



**Principle Bedroom** – uPVC double glazed window overlooking the rear garden, carpeted floor, lights to ceiling and multiple power points. Shelved recessed storage cupboard, illuminated recessed wardrobe, loft hatch with pull down ladder providing access to the loft space. With attic trusses, light and power, skylight roof windows in order to 'future proof' the property, allowing for conversion to additional living accommodation (subject to the necessary permissions).

**En Suite** – with walk in shower cubicle with direct shower. Pair of chrome ladder heated towel rails, W/C and inset wash hand basin



with vanity unit below. Tiled flooring, inset ceiling spotlights and uPVC double glazed window

**Bedroom 2** - uPVC double glazed rear window, carpeted flooring, radiator, lights to ceiling, power point and tv point.

**En Suite** – Shower cubicle with electric shower, W/C, wash hand basin with cupboard below. uPVC double glazed window, chrome ladder style heated towel rail, shaver point, extractor fan, tiled flooring, inset ceiling spotlights

**Bedroom 3** – uPVC double glazed window to rear, carpeted floor, radiator, power point, light to ceiling and deep recessed wardrobe.

**Bedroom 4** – uPVC double glazed window to rear, carpeted floor, radiator, power point, light to ceiling.

**Family Bathroom** – Walk in shower cubicle with direct shower, W/C, inset wash hand basin with cupboard below, bath with handheld mixer tap shower head. uPVC double glazed window, tiled flooring, extractor fan, spotlights to ceiling.

## OUTSIDE

Rustic brick wall to side of the gravelled driveway and matching brick pillars. With parking for up to four vehicles, leading to the attached **Double Garage** with remote controlled up and over vehicle door, light and power, plastered ceiling, consumer unit. Water tap and door into the utility room.

The beautiful rear garden is accessed by wide pathways through gates either side of the property. Planted with an abundance of flowering shrubs and fruit trees. Paved patio seating overlooking a grass meadow to the rear. Oil Tank.

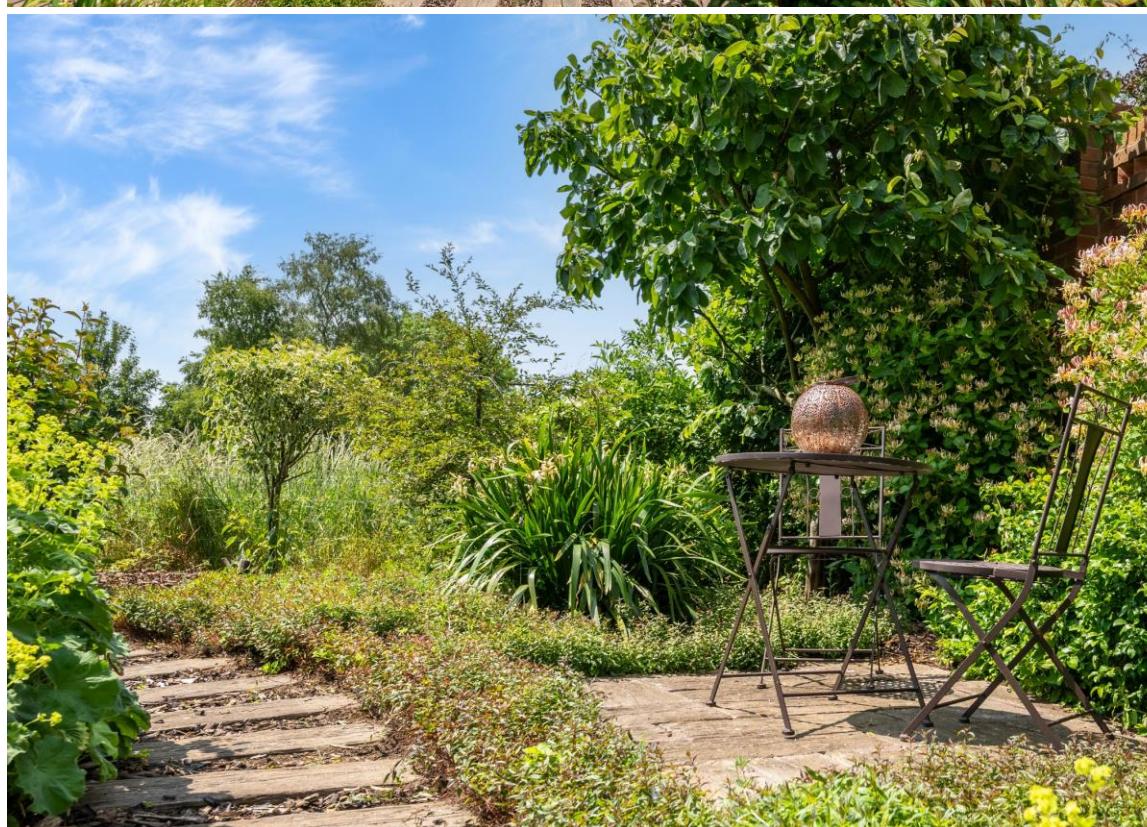
**East Lindsey District Council – Tax Band: F**  
**Energy Performance Rating: B**

**Mains water and electric. Oil fired central heating. Underfloor heating to ground floor. Drainage: Biotechnical sewerage plant.**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

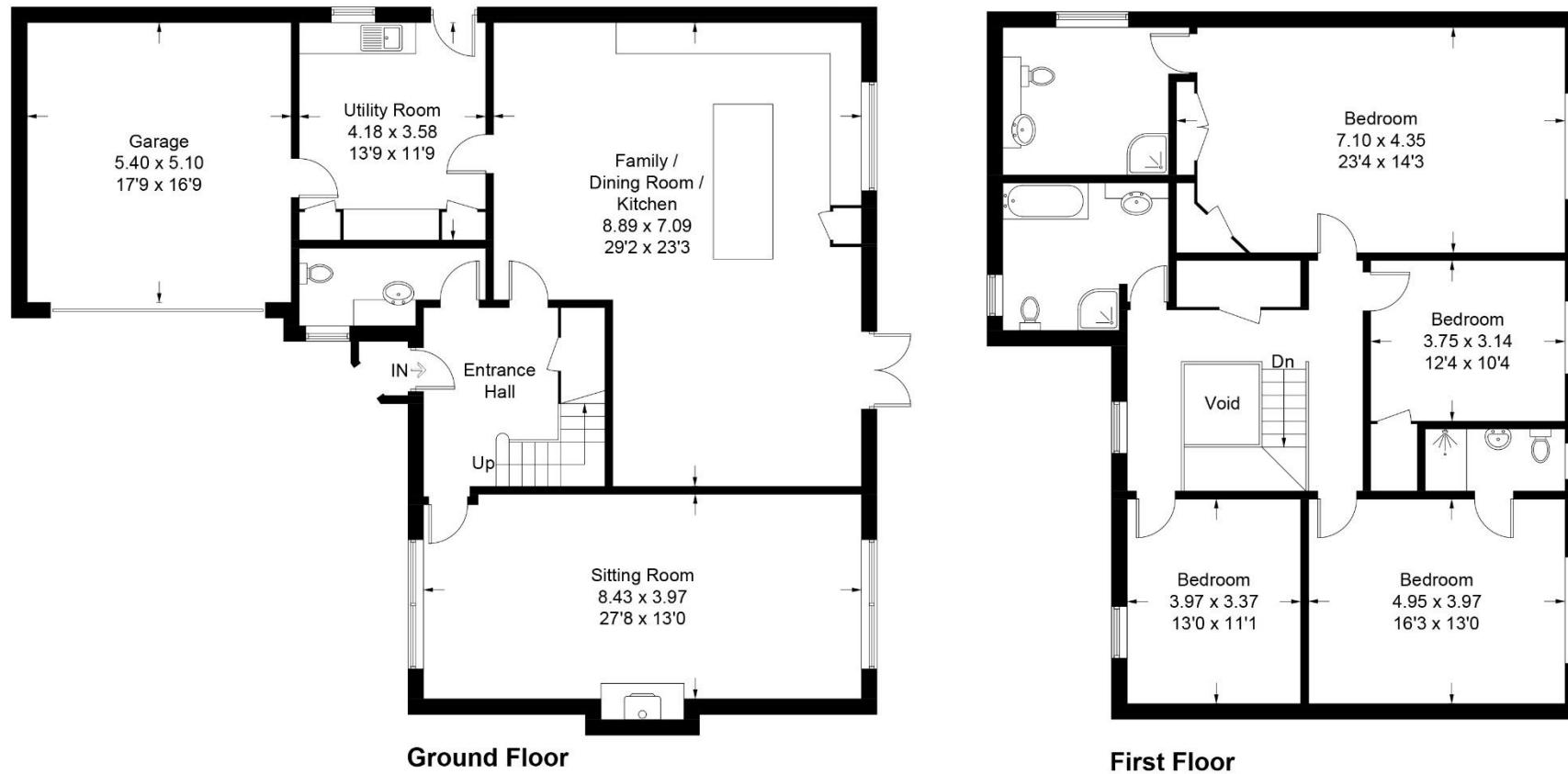
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# Cape Lodge

Approximate Gross Internal Area  
Ground Floor = 153.8 sq m / 1655 sq ft  
First Floor = 122.1 sq m / 1314 sq ft  
(Excluding Void)  
Total = 275.9 sq m / 2969 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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