



**Vae Victis Church Lane,Utterby Louth LN11 0TH**

**welcome to**

## **Vae Victis Church Lane, Utterby Louth**

A well-presented four-bedroom semi-detached home located in a desirable village. Offering spacious accommodation including a lounge, open-plan kitchen/diner, two bathrooms, and a useful home office. Benefiting from a driveway, garage, and a generous rear garden with both lawn and courtyard areas.

### **Entrance Hall**

Accessed via a partially glazed entrance door, the hallway provides a bright and practical welcome into the home. Finished with wood-style flooring, it offers access to the main ground floor rooms and staircase to the first floor.

### **Cloakroom/Wc**

Fitted with a low-level WC and wash hand basin, complemented by tiled splashbacks. A side-facing window allows for natural light and ventilation.

### **Lounge**

12' 6" x 12' 4" ( 3.81m x 3.76m )

A well-proportioned main reception room featuring a front-facing bay window. The focal point is a characterful fireplace with open grate, creating a cosy living space. Additional features include TV point and radiator.

### **Kitchen/Dining Room**

19' 1" x 9' 6" ( 5.82m x 2.90m )

An open-plan and sociable space, ideal for modern family living. The kitchen is fitted with a range of wall and base units with complementary worktops, incorporating a sink unit with mixer tap. There is space for appliances and designated dining area, with an open aspect connecting the two zones. Rear-facing window provides garden views.

### **Home Office/Study**

10' 5" x 6' ( 3.17m x 1.83m )

A useful additional room with side aspect window, suitable for working from home or as a study. Includes fitted shelving and wood-style flooring.

### **Utility Room**

15' 7" x 6' 8" ( 4.75m x 2.03m )

A practical space with additional storage units and

work surfaces, incorporating a sink and plumbing for appliances. Rear door provides access to the garden.

### **Landing**

A bright landing area with side window, providing access to all bedrooms, bathroom, and loft space. Includes built-in airing cupboard.

### **Bedroom One**

13' 2" x 8' 9" ( 4.01m x 2.67m )

A spacious double bedroom with rear aspect window. Benefits from fitted wardrobes and laminate-style flooring. Includes TV point and radiator.

### **Bedroom Two**

10' 4" x 9' 2" ( 3.15m x 2.79m )

Another generous double room with front-facing window. Finished with wood-effect flooring and radiator.

### **Bedroom Three**

12' x 10' 4" ( 3.66m x 3.15m )

A comfortable third bedroom overlooking the rear garden, ideal as a child's room or guest space.

### **Bedroom Four**

12' x 7' 8" ( 3.66m x 2.34m )

A versatile fourth bedroom suitable as a single bedroom, nursery, or additional office space.

### **Family Bathroom**

Fitted with a modern suite including bath, double walk-in shower, wash basin, and WC. Finished with tiled splash areas and window for natural light.

### **External**

Driveway providing off-road parking and access to the garage. A good-sized enclosed garden featuring



a Lawn area ideal for families, Courtyard-style patio seating area. Space for outdoor dining and entertaining.

**Garage**

Ideal for storage or parking, with up-and-over door.



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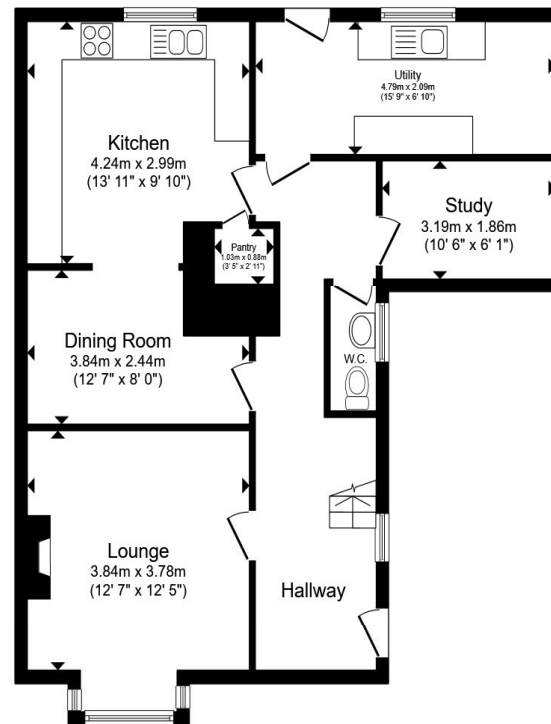
- Semi-Detached Family Home
- Four Bedrooms
- Open Plan Kitchen/Dining Area
- Spacious Lounge with Feature Fireplace
- Two Bathrooms

Tenure: Freehold EPC Rating: D

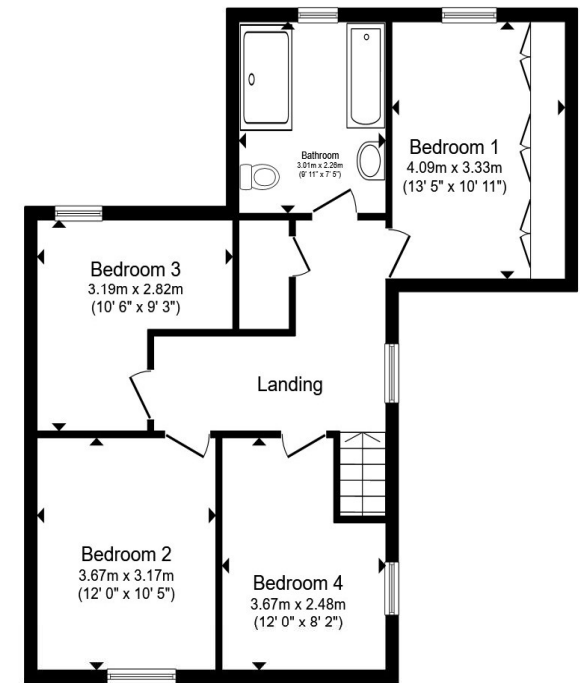
Council Tax Band: B

offers over

**£255,000**



Ground Floor



First Floor

Total floor area 138.7 m<sup>2</sup> (1,493 sq.ft.) approx

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SKG110298 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01754 768311**



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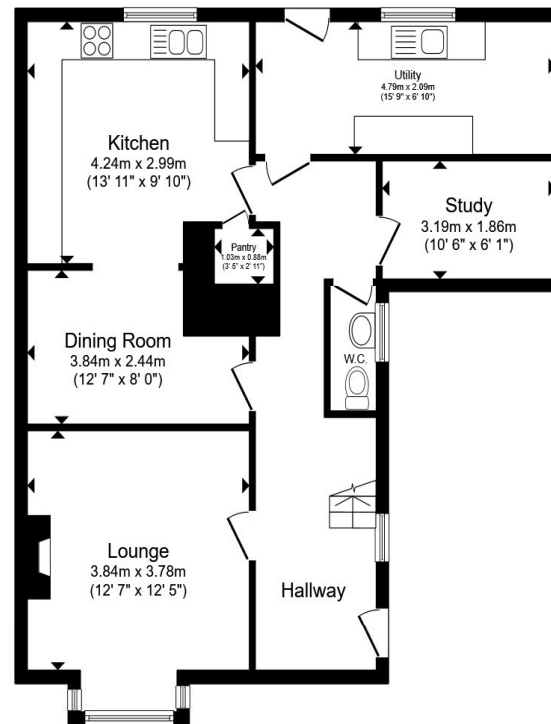
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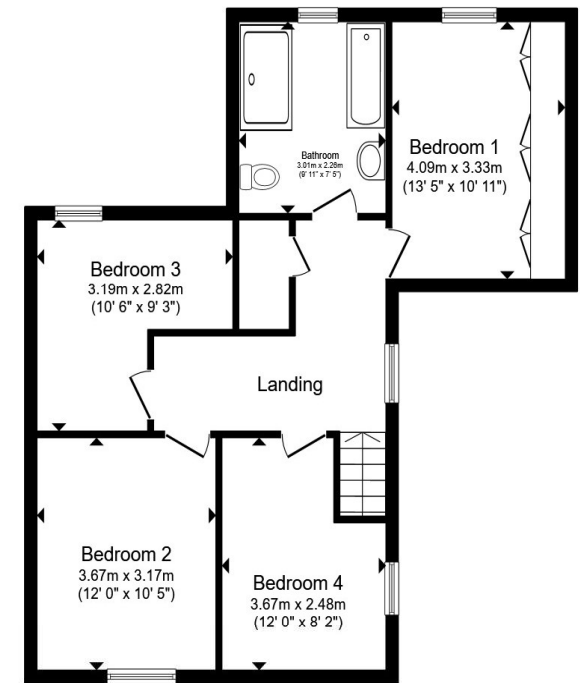
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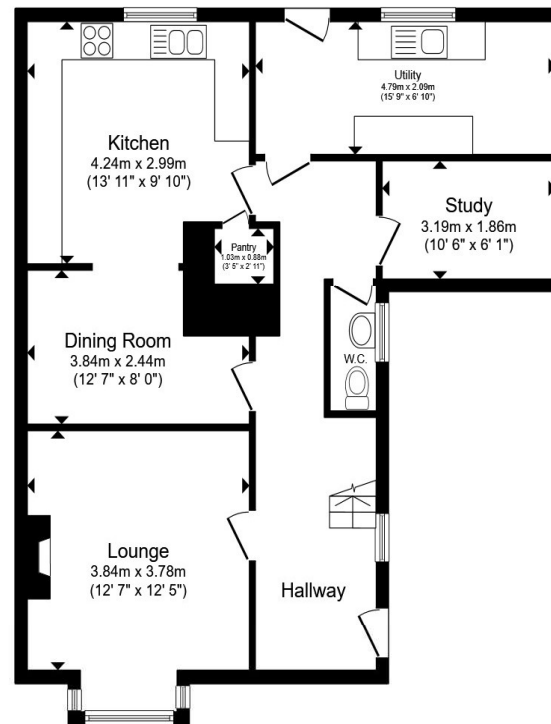
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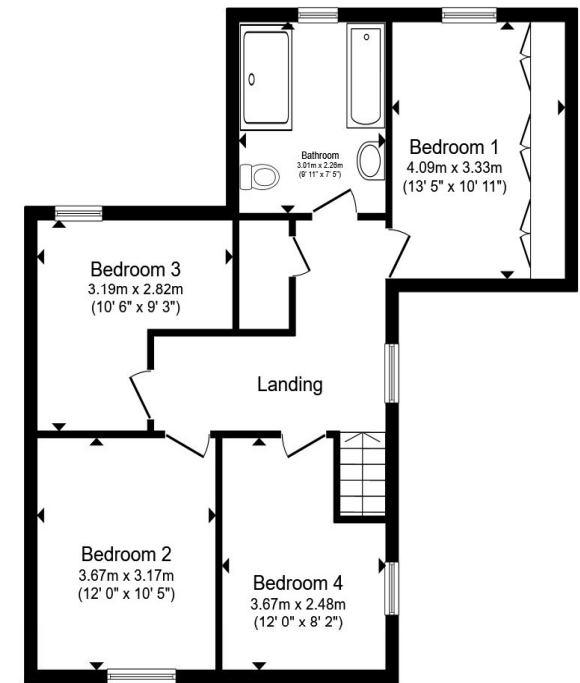
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