



Vilamoura

North Cockerington

M A S O N S
— SINCE 1850 —

Vilamoura

Meadow Lane, North
Cockerington, LN11 7ER



Beautifully Renovated & Extended Bungalow

Four Bedrooms & Two Bathrooms

Stunning Open Plan Living Kitchen
& Dining Area

Separate Lounge with Feature Log Burner

Underfloor Heating Throughout

Extensive Driveway & Detached Garage

Large Rear Garden with Open Farmland Views

EV Charging Point & Popular Village Location

A beautifully presented four-bedroom detached bungalow, situated in the popular village of North Cockerington. The property has been comprehensively renovated and extended by the current owners to an exceptional standard, creating spacious and contemporary family accommodation comprising an impressive open plan living kitchen and dining area, separate lounge, four double bedrooms, an en-suite to the principal bedroom, and a stylish family bathroom. A utility room provides access to the generous rear gardens, which enjoy open farmland views, while to the front there is extensive driveway parking leading to the detached garage.

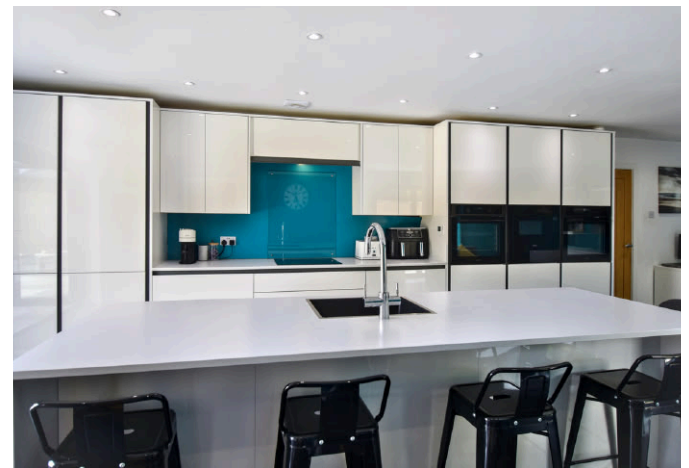
Believed to date back to the 1980s and significantly extended in 2022, the property benefits from uPVC windows and doors and is heated by an LPG-fired Ideal Logic combination boiler with zoned underfloor heating throughout. A car charging point is also installed.

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Composite front entrance door opening into a spacious hallway with contemporary internal doors leading to the principal rooms, useful storage cupboard, loft hatch and tile-effect flooring.

The living kitchen diner is an outstanding open plan family space, fitted with a comprehensive range of gloss white handleless base and wall units with marble-effect worktops. Integrated appliances include two ovens, microwave, warming drawer, fridge, freezer, dishwasher and electric induction hob, together with a boiling water tap and wine cooler.

The room offers ample space for a dining table and benefits from bi-fold doors to two elevations opening onto the garden, while a comfortable sitting area is positioned at the far end. A door leads into the utility room, which is fitted with additional base units, sink, space for a washing machine and an external door to the garden.







The lounge is positioned to the front of the property and enjoys two full-height windows together with a further side window, carpeted flooring and a feature inset log burner.

The principal bedroom is a generous double with carpeted flooring, side window and walk-in wardrobe, and is complemented by an en-suite shower room comprising corner shower cubicle with thermostatic mixer shower, WC and wash hand basin, together with fully tiled walls and floor and a frosted window. Bedroom two is a further spacious double with large window and carpeted flooring, while bedroom three is also a comfortable double. Bedroom four is another well-proportioned room with a built-in wardrobe.









The family bathroom is fitted with a modern suite comprising WC, wash hand basin, bath and separate shower cubicle. The walls are finished with low-maintenance panelling, complemented by a tiled floor, frosted window and useful built-in storage cupboards.





Outside

To the front of the property, a smart timber fence provides an attractive approach, opening onto an extensive concrete and block paved driveway with fenced boundaries, turning area and gated access to an extended driveway leading to the garage. There is a lawned front garden together with an enclosed area housing the LPG tank. A smart patio continues around the side of the property and leads into the rear garden.

The rear garden is an excellent size and enjoys uninterrupted open farmland views beyond the boundary. It is mainly laid to lawn with fenced boundaries and features an extensive patio, providing an ideal space for outdoor entertaining and alfresco dining.

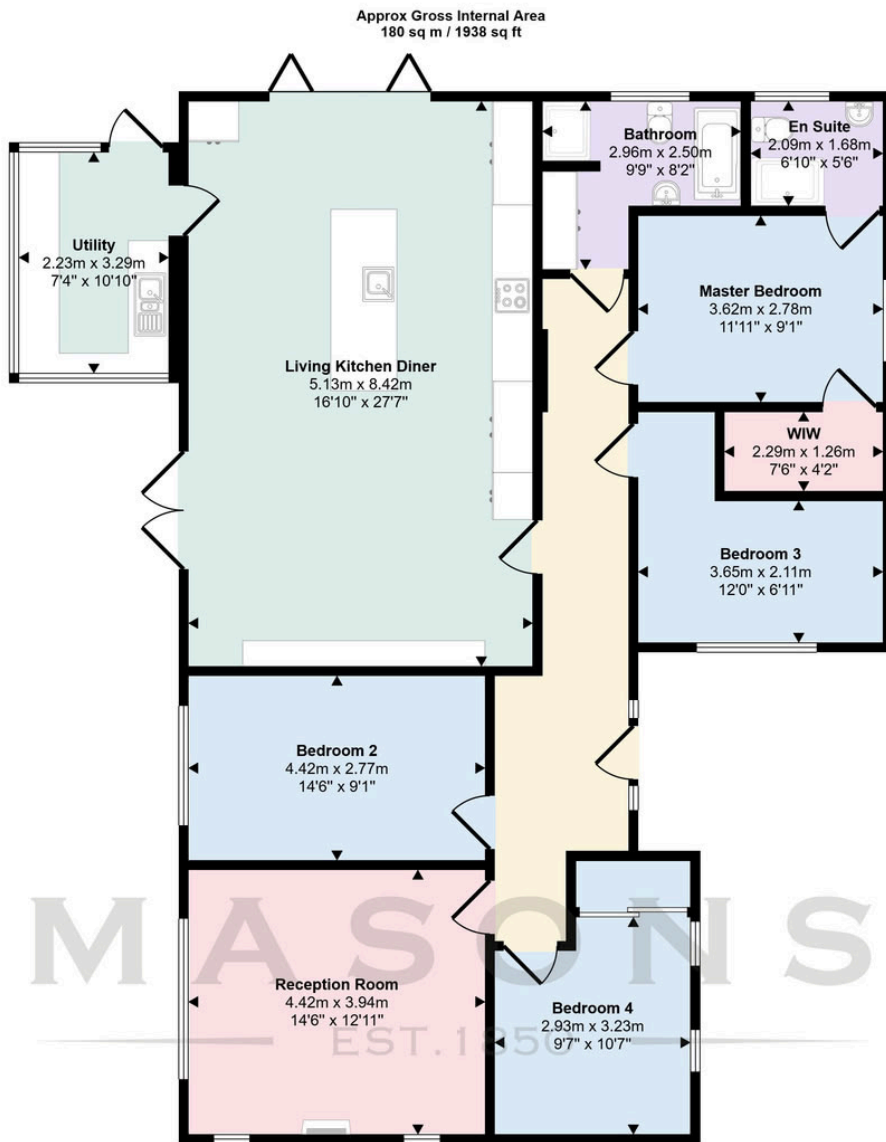
To the side stands the detached garage, fitted with a remote-controlled roller door and offering generous single garage proportions with power and lighting. To the rear is a useful storage area together with an attached garden store, separate access and a covered canopy providing log storage. A car charging point is mounted on the side of the property.



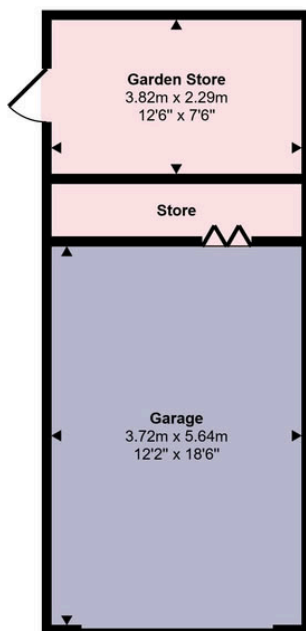




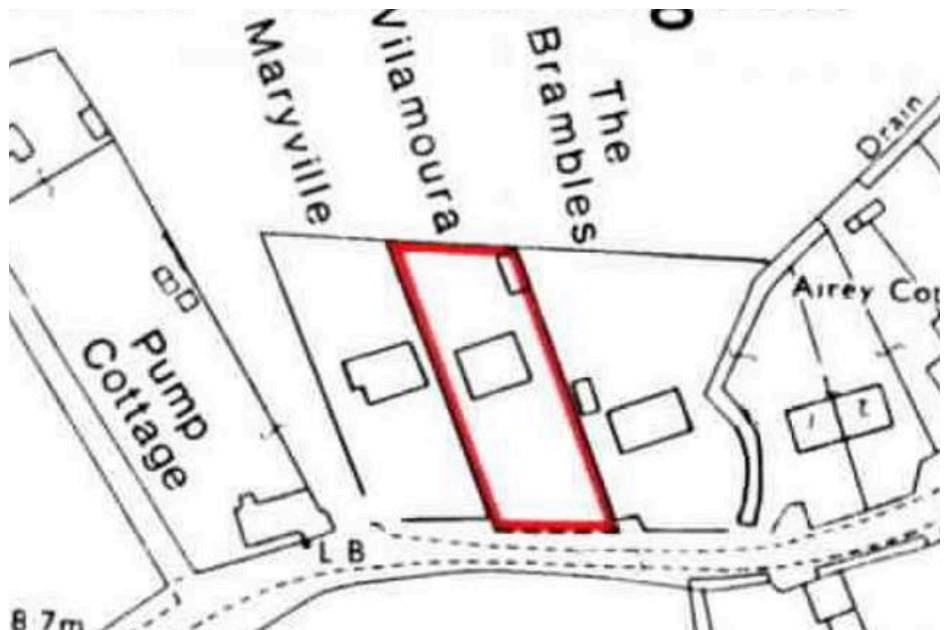




Floorplan
Approx 146 sq m / 1572 sq ft



Outbuildings
Approx 34 sq m / 366 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 real items.

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

North Cockerington

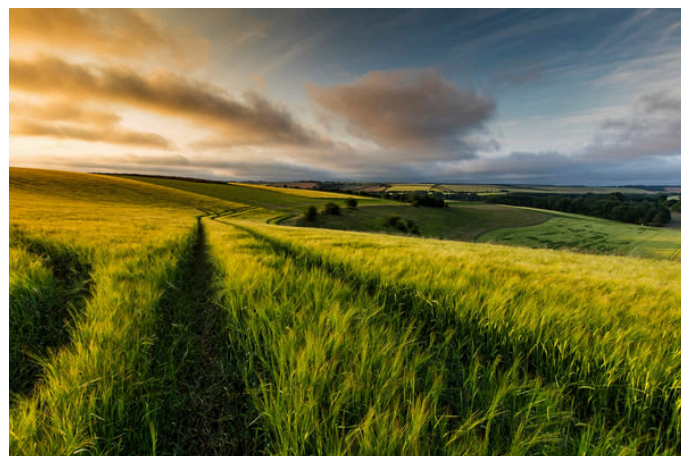
Vibrant Living in the Countryside



North Cockerington is a charming rural village nestled in the Lincolnshire countryside, just a short distance northeast of the historic market town of Louth. Surrounded by open farmland and scenic countryside, the village offers a peaceful and picturesque setting that appeals to those seeking a quieter pace of life. The village retains a strong sense of community, with a friendly, close-knit atmosphere that reflects its agricultural roots and traditional character and benefits from the North Cockerington Church of England Primary School.

The architecture in North Cockerington includes a mix of period cottages, family homes, and farmhouses, many of which enjoy generous gardens and views across open fields. The surrounding area is ideal for outdoor enthusiasts, with numerous public footpaths, country lanes, and nature walks offering opportunities to explore the natural beauty of the nearby Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty located just a few miles to the west.

Located approximately 3 miles (5 kilometers) northeast of Louth in Lincolnshire. This proximity allows residents to enjoy the tranquility of rural life while maintaining easy access to the amenities and services offered by Louth, including shopping, schools, and recreational facilities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	53 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

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.

Tenure

Freehold

Location

What3words: ///crunchy.secretly.decking

Directions

Travel out of Louth on Eastfield Road, continuing for a few miles past Keddington corner and at the next junction, turn left onto School Lane, signposted North Cockerington. Continue along the road until the right turning for Meadow Lane, then travel down this lane until the property is found on the left.

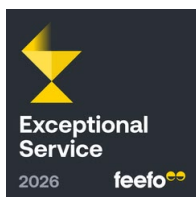
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Cornmarket,
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01507 350500



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