



**JACOBS CLOSE, UTTERBY  
OFFERS OVER £539,000**



TES Property bring to the market this attractive and move in ready family home located in the popular village of Utterby, with easy access to the local towns of Louth and Grimsby. The property is of a good size with generously sized rooms throughout consisting of open plan living to the ground floor along with an additional reception room and study. To the first floor there are four double bedrooms with two en-suites and an attractive family bathroom.

This delightful property is located on a quiet cul-de-sac on a good size plot benefitting from a large driveway with double garage and a good size rear garden.

Viewing is a must to truly appreciate what is to offer!



### **Entrance Hallway**

13'4" x 6'11"

Enter the property into the attractive and welcoming hallway where there is a double glazed window to the front, staircase to the first floor with glass balustrade and a useful under stair storage unit with panelling, tiled floor with underfloor heating and spotlights to the ceiling.

### **W/C**

6'2" x 2'9"

Fitted with a w/c and vanity wash hand basin, along with continuation of tiled floor from the hallway and extractor fan.

### **Study/Playroom**

6'7" x 10'4"

A spacious and versatile room with uPVC double glazed window to the front and underfloor heating.

### **Living Room**

20'4" x 14'5"

A good size room with uPVC double glazed bay window to the front with fitted shutters, tiled flooring with underfloor heating. The focal point of the room is the feature fireplace with bricked surround and wooden mantle.

### **Open Plan Kitchen/Dining/Living**

12'10" x 32'6" + 10'4" x 5'1"

The heart of the house is this bright and airy open plan space split as the kitchen, dining and living area. The flooring is tiled throughout with underfloor heating, ample living and dining space with a feature media wall incorporating the t.v, speaker, electric fire and shelving. There are multiple uPVC double glazed windows to the rear with a bay area and French doors leading out to the garden. Spotlights to the ceiling.

The kitchen is fitted with a range of modern shaker style wall, base and drawer units with a contrasting worktop and breakfast bar. Benefitting from an inset sink unit with drainer and mixer tap, integrated double oven and a 4 x ring electric induction hob with extractor over, dishwasher and a wine cooler and space for an American style fridge freezer.

### **Utility**

6'3" x 7'2"

Fitted with matching base and larder units to the kitchen with worktop over incorporating a stainless steel sink unit with drainer and mixer tap, tiled splashbacks and plumbing below for a washing machine. A door to the side leads outside.

### **First Floor Landing**

With useful storage cupboard with pull out shoe tidy.

### **Bedroom 1**

12'7" x 14'5"

Double bedroom with uPVC double glazed window to the front, radiator and storage cupboard. The bedroom benefits from fitted wardrobes and storage units to two walls with built in media section for T.V.

### **En-Suite**

10'4" x 3'11"

Fitted with a modern three piece suite consisting of a shower cubicle with rainfall shower, vanity wash hand basin and close coupled w/c,. There is a uPVC double glazed window to side, tiled splashbacks, spotlights to the ceiling and extractor.

### **Bedroom 2**

14'8" x 14'4"

Double bedroom with uPVC double glazed window to the front and a radiator.

### **En-Suite**

8'1" x 5'11" max.

Fitted with a modern three piece consisting of a shower cubicle with rainfall shower, vanity wash hand basin and w/c set into storage unit. There is a uPVC double glazed window to the front, tiled splashbacks, spotlights to the ceiling and a radiator.

### **Bedroom 3**

14'0" x 12'4" max.

Double bedroom with uPVC double glazed window to the rear and a radiator.

### **Bedroom 4**

11'7" x 10'7"

Double bedroom with uPVC double glazed window to the rear and a radiator.

### **Family Bathroom**

8'0" x 8'8"

Fitted with a modern suite consisting of a freestanding bath with shower mixer tap, w/c with concealed cistern and twin wash hand basins set in storage unit. There is a uPVC double glazed window to the rear, tiling to the floor and splashbacks, spotlights to the ceiling and a radiator.

### **Office/Gym**

10'10" x 21'11"

Located above the garage is a versatile space which could be used as a home office or gym, there are two Velux windows and an electric radiator.

### **Garage**

18'4" x 17'9"

Benefitting from a detached double garage with two electric doors, power and lighting there is also the added benefit of a room above.

### **Outside**

The property is fronted with a good size block paved driveway which provides off road parking for multiple vehicles, the driveway leads up to the garages and the block paving continues to the front of the property.

The sizeable rear garden is mainly laid to lawn with fencing and hedging to the boundary along with stone chip boarder to the side. The garden features a large patio area which provides the perfect place for alfresco dining and entertaining in the summer months.

### **Services**

Mains water, drainage and electricity are understood to be connected with central heating via air source heat pump. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### **Tenure**

The property is believed to be freehold and we await solicitors confirmation.

### **Brochure Prepared**

December 2025.

### **Viewings**

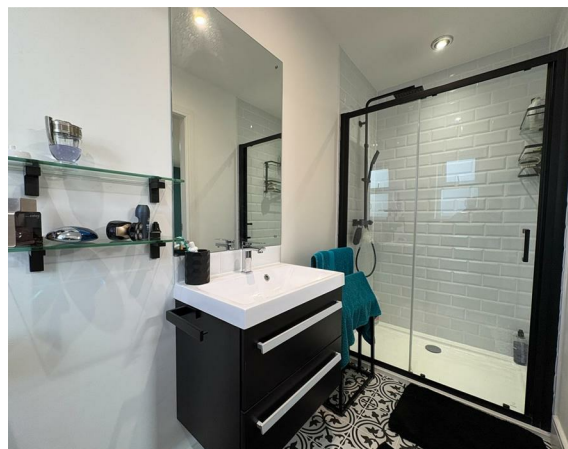
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

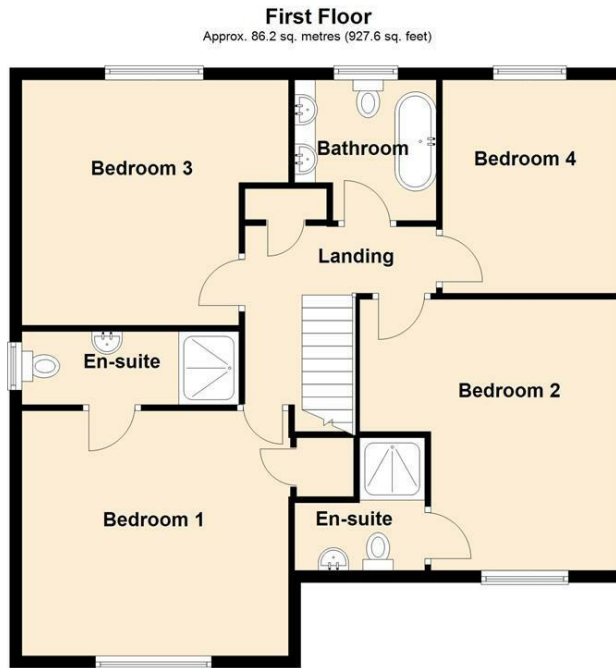
### **Opening Hours**

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

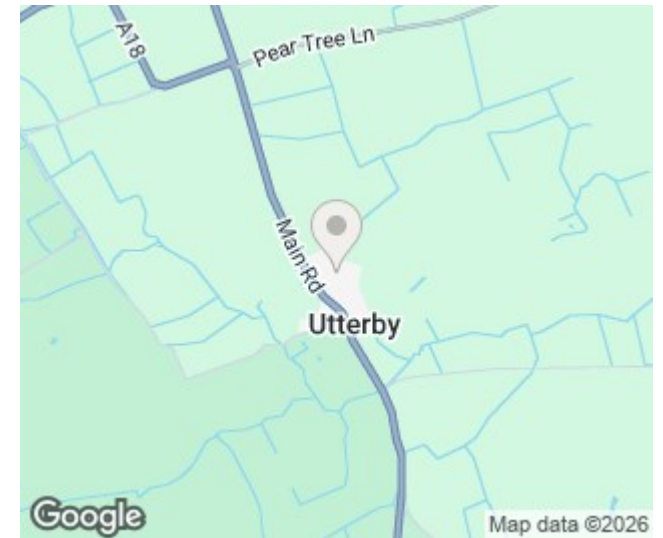






Total area: approx. 174.0 sq. metres (1872.9 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		92	(92 plus) A
(81-91) B		83	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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