



14 Horncastle Road, Louth
LN11 9LD

MASONS
EST. 1850















A unique opportunity to acquire a superbly presented four bedroom, semi-detached home located on the highly desirable Horncastle Road in Louth, situated in an elevated position overlooking Louth market town. The property has recently undergone an extensive range of renovations including complete redecorations and floor coverings with a recently fitted bathroom suite and externally, a complete new roof covering.

The property boasts superbly proportioned rooms with period features, a more recent rear extension adds a further versatile room to the ground floor. The property enjoys delightful south-facing private gardens to the front, to the rear a generous patio area leading onto the driveway parking for multiple vehicles. Located on the west side of town just a short walk to the town centre and very close to the highly regarded King Edward VI grammar school, this is certainly an opportunity not to be missed.

The Property

This semi-detached property, believed to date back to around the early 1940's, is presented in a renovated condition, recently undergoing a comprehensive scheme of works to include a complete new roof covering in Sandtoft Calderdale Slate. New fascia's, soffits and guttering in matching black uPVC. The property benefits from a more recent rear extension to provide further living space to include a ground floor WC and sitting room or fourth bedroom. Heating is provided by way of a Baxi gas fired back boiler and windows finished in leaded uPVC with a newly fitted composite part glazed front door.

Accommodation

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

Entrance Hall

Accessed by a newly installed composite, part-glazed door with frosted windows leading into the very generously proportioned central hallway, recently decorated in neutral tones with newly fitted carpeting. Staircase leading to first floor with good size understairs **Utility Room** with side window and space for tumble dryer with shelving above and having a corner storage cupboard providing further useful space. A built-in cupboard to the front of the hallway houses the electric meter and consumer unit with wall-mounted central heating thermostat.

Lounge

A superbly proportioned lounge having recently undergone restoration, decorated in attractive pastel colours with newly carpeted flooring and having a large box window overlooking the front garden with double-glazed leaded windows. Original stripped timber door, attractive fireplace to chimney breast with inset multi-fuel burner on a slate hearth with solid oak mantel piece above.

Dining Room

A large dining room recently decorated in attractive colours with newly fitted carpet and having a large window overlooking the rear patio. An attractive painted wood mantel piece and tiled hearth with inset gas fire, also incorporating the gas-fired Baxi back boiler.

Kitchen

Spacious kitchen with range of fitted base and wall units with antique style ivory cupboard doors and roll top black stone-effect laminated work surfaces with attractive tiling above, having a one and a half bowl inset stainless steel sink with mono mixer tap set into the box window overlooking the side garden. Integrated

dishwasher below with space for washing machine and fridge. Integrated double electric Tecnik oven with Tecnik four ring gas hob above and stainless steel extractor over. Attractive tiled flooring with grey-painted walls, spotlights to ceiling and doorway leading through to a:

Rear Hallway

With a further range of base and wall units in a similar finish, having a built-in freezer to one side, matching uPVC entrance doors, one leading to the rear patio and one giving access to the front garden. Attractive tiled flooring and a door into the:

Cloakroom

A well presented cloakroom with white suite consisting of low-level WC with wash hand basin, tiled flooring and frosted glass window to the front. There is the potential for this room to be extended to provide a shower creating an en suite to the ground floor bedroom.

Sitting Room/Bedroom 4

An excellent size, this light and airy room is suitable for a range of uses, having large window to the rear with double patio doors to the side leading off to the rear garden. Neutrally decorated and having carpeted flooring.

Landing

A spacious landing having recently been decorated in attractive colours with newly carpeted flooring and period ceiling rose. A large, double-glazed window to the side overlooks the side garden. Stripped timber banister and spindles and original timber doors which have been stripped and waxed to reveal their natural wood finish.

Bedroom 1

An excellently proportioned double bedroom to the front of the property with large, double-glazed leaded window overlooking the front garden. Recently decorated in attractive colours, newly carpeted and having attractive ceiling rose. Fitted wardrobes either side of the chimney breast providing further useful storage.

Bedroom 2

A further double bedroom to the rear of the property with large window overlooking the rear, with views of Louth market town and the spire of St. James' church. Further useful fitted wardrobes to one wall, one being the laundry cupboard housing the hot water cylinder.

Bedroom 3

A good size single bedroom also recently decorated with new carpeting and currently used as a Study. Double-glazed window overlooking the front garden.

Bathroom

A superb and recently re-fitted high quality bathroom having a range of hand-made, fitted wooden base units painted in an attractive grey colour with storage cupboards and drawers with black granite work top and wash hand basin with mono mixer tap. Mirrored storage cupboard above and back-to-wall WC, P-shaped shower bath with Aqualisa thermostatic shower over with curved shower screen. Attractive grey tiling to the walls and flooring. Central heating radiator and loft access to the storage space above. Double-glazed window overlooking the rear.

Front Garden

Accessed via a new green painted timber gate with concrete pathway leading up to the property. Attractive private south facing lawned garden with a range of borders having mature plants, shrubs, trees and spring flowering bulbs. To the opposite side are attractive riven paved steps leading up to a patio area with space for table and chairs, having a recently-installed large timber shed with side windows, outside lighting, painted in an attractive green colour. A mixture of hedging and fencing to side and front boundaries. The garden extends down the side of the property with a paved concrete path and further bordered area with a range of shrubs and plants. Outside tap and lighting with a door leading into the rear hallway.

Rear Garden

To the rear of the property is a tarmac parking area providing space for two or three vehicles, accessed via a private shared driveway where right of way is granted, having access further along on Horncastle Road. Automatic external lighting, small brick wall and timber pedestrian gate leading into the good sized patio area laid to low maintenance paving with borders to one side and fenced perimeter. An ideal space for barbecue and al fresco dining catching the late afternoon and evening sun. Access into the house via double patio doors and a further uPVC door into the rear hallway.

Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

Directions

From St. James Church proceed south along Upgate and continue to the traffic lights, turn right here onto South Street and then follow the road as it merges into Horncastle Road. Continue to the junction with Vanessa Road on the left and just slightly past this on the right the green gate to number 14 will be found, directly next to steps leading up to the path from the road.

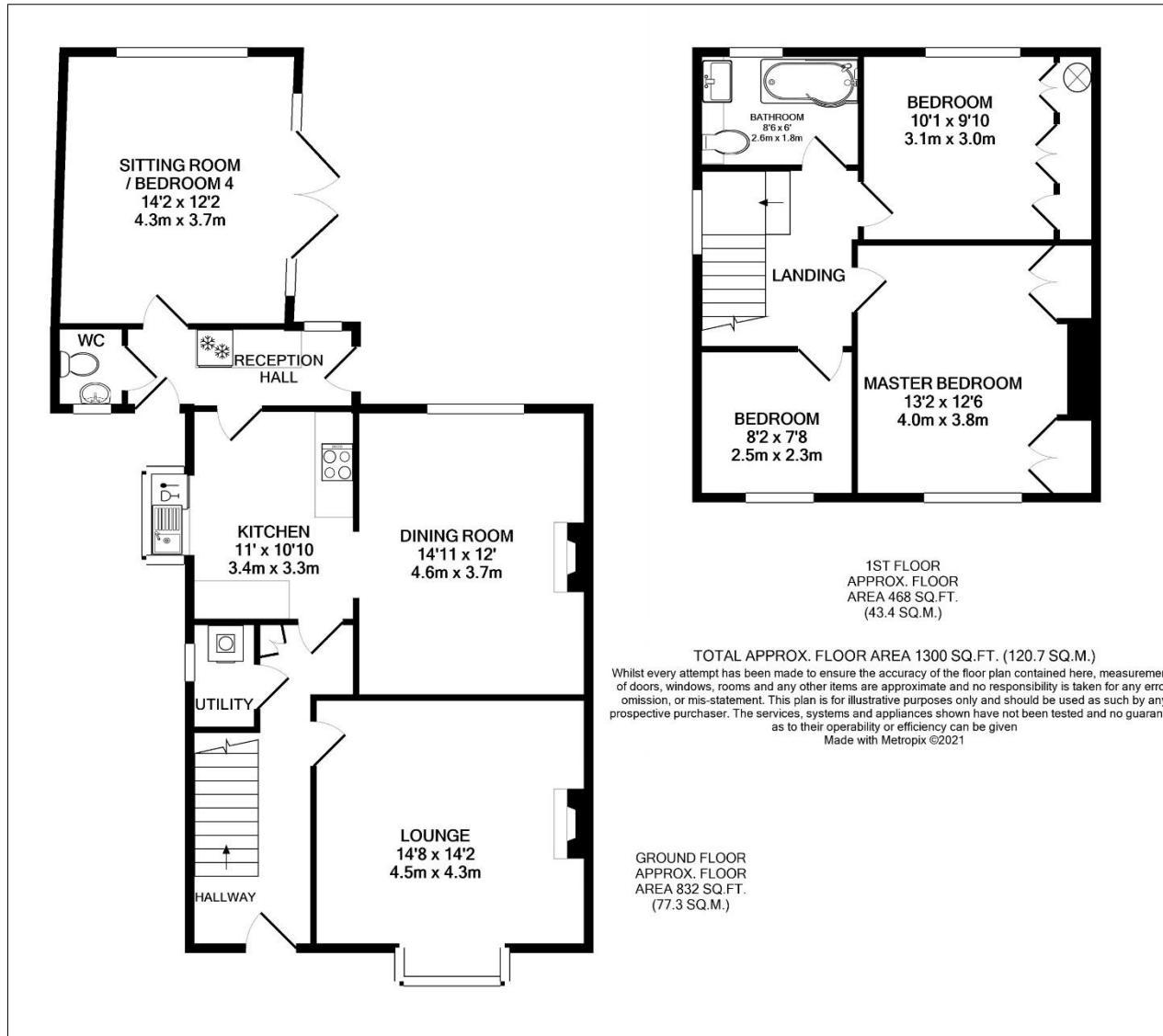
Viewing

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 gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

Floor Plans and EPC Graph

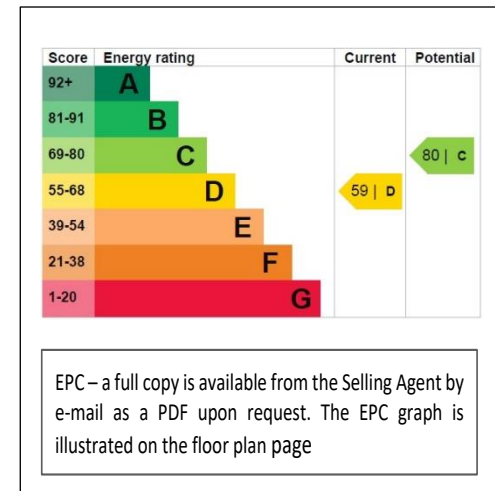


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