



Hi-Tor, 5 Grimsby Road  
Louth LN11 0ED

**M A S O N S**  
— EST. 1850 —

Positioned in a high elevated position with open views yet just a short walk from the town centre, this unique detached bungalow has been transformed into a bright, contemporary home with landscaped gardens and patios, together with a long driveway leading to a spacious parking area and garage at the rear.



*Contents*

*Photo Schedule*

*Directions*

*The Property*

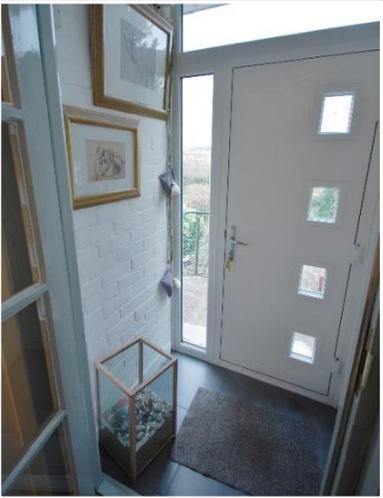
*Accommodation*

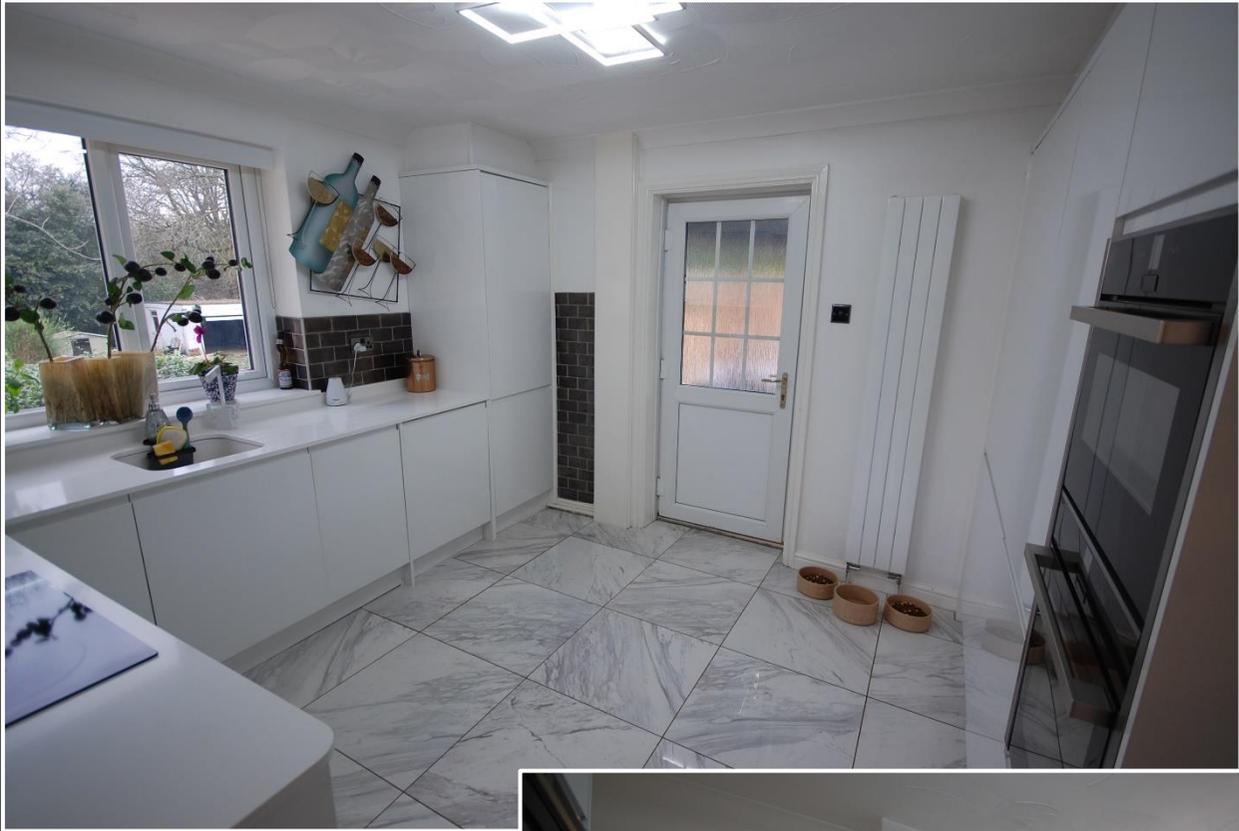
*Outside*

*Floorplans*

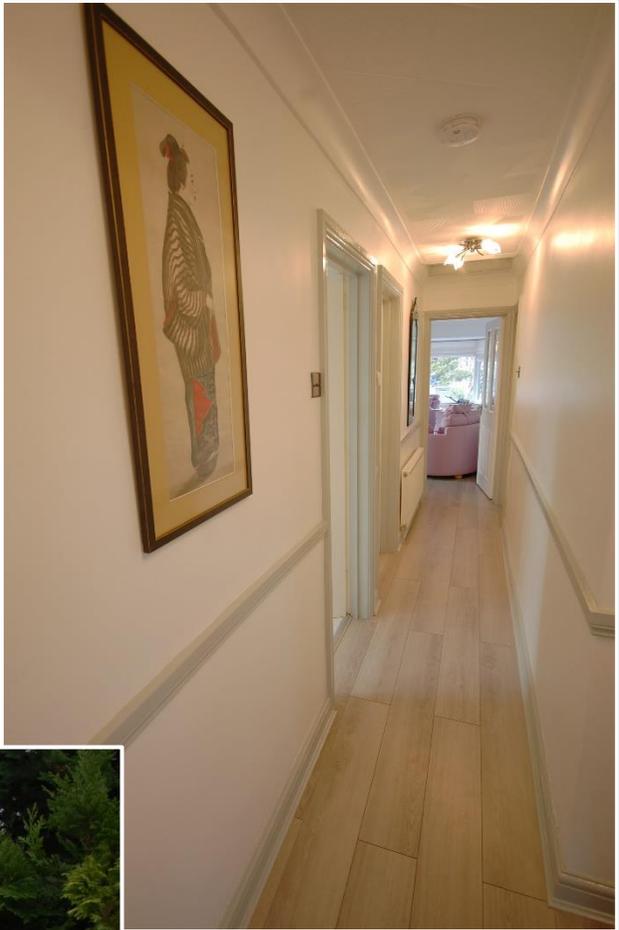
*EPC Graph*















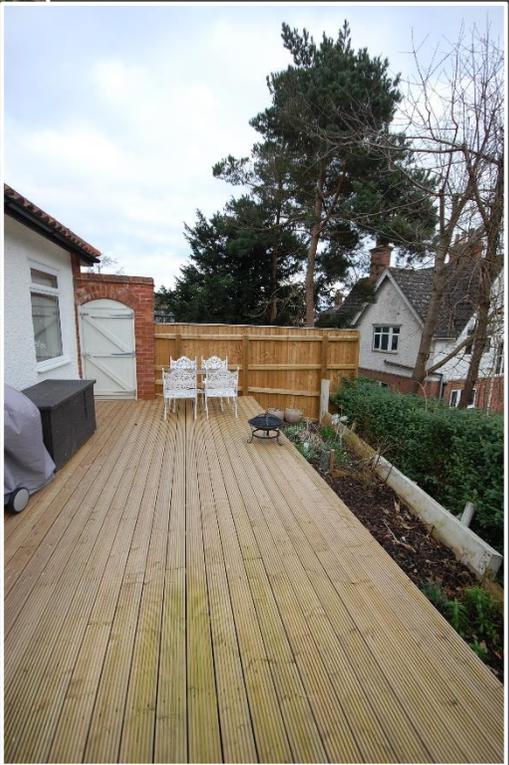
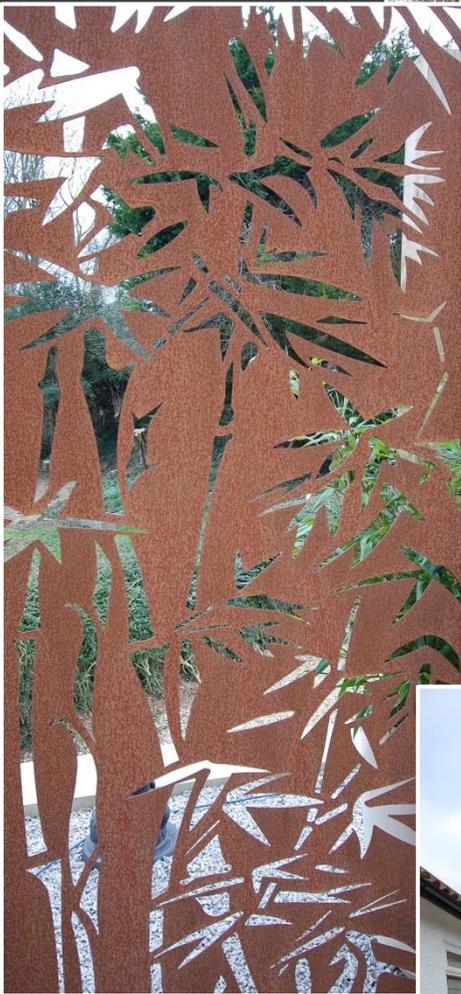
















## Directions

From St. James' church travel north along Bridge Street into Grimsby Road, proceed up the hill and past the crossroads where St. Mary's Lane leads off to the left and High Holme Road leads off to the right. Continue for a short distance and High Tor will then be found standing back from the road in a high elevated position on the left side. The driveway leading up to the garage and parking area is a short distance before the steps leading up to the front door.

## The Property

This individual detached bungalow is believed to date back to around 1930 and has brick and white stucco rendered principal walls with reconstituted stone features beneath a pitched and hipped timber roof structure covered in clay tiles.

Heating is provided by a gas-fired central heating system with a modern condensing boiler around 5 years old, supplemented by a grey enamelled multi-fuel stove in the lounge. The property has replacement uPVC framed, double-glazed windows and rear door with a composite part-glazed (double-glazed) front door.

The bungalow has been improved and modernised to an excellent standard and has bright, airy rooms with large windows commanding some excellent views from the high elevated position.

There is a contemporary re-fitted kitchen with integrated appliances, a modern shower room and the lounge has a side bay window overlooking the evening patio and water feature. There are bay windows to the front and side elevations and French doors from the lounge onto the wide, sunny rear patio which has a modern pergola with retractable screens.

A long driveway sweeps up from Grimsby Road to a spacious gravelled parking area for several vehicles and giving access to a concrete sectional garage of generous proportions.

## Accommodation

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

The property can be approached on foot from Grimsby Road over a long flight of steps cut into the banks of the front garden leading up to the main front entrance. The part-glazed front door has a double-glazed side panel and opens into the:

### Entrance Porch

With pale grey ceramic tiled floor, high-level consumer unit with MCB's and a glazed inner four-pane door to the:

### L-shaped Hallway

With light grey oak-effect laminated floor covering which extends through to the kitchen and dining room. Two radiators, smoke alarm, two ceiling light points and central heating thermostat. Trap access to the roof void.

### Lounge

Positioned on the south west side of the property and thereby taking advantage of the afternoon and evening sun, the lounge is a good size with a walk-in bay window to the side elevation with an attractive outlook and particularly allowing the afternoon and evening sun into the room.

Further window providing views across the banked front garden towards the far bank of Grimsby Road. Rear double-glazed French doors onto the patio.

Carron grey enamelled multi-fuel stove on a raised ceramic-tiled, granite-effect hearth. Radiator, coved ceiling and part-glazed door from the hallway.

## Fitted Kitchen

Particularly light and airy, fitted with a range of units having white high gloss facings and white quartz work surfaces with moulded sink unit and metro-style tiled splashbacks in a burnished finish.

The units include base cupboards, wide drawers and tall larder/storage units (one housing the Ideal condensing gas-fired central heating boiler). Wall cupboard units and integrated appliances comprising electric oven incorporating grill, microwave oven, ceramic four-plate hob with cooker hood over having integrated spotlight downlighters, tall refrigerator, dishwasher and washing machine.

The light theme is maintained by white porcelain, floor tiles. Coved ceiling with impressive LED light, slim ultra-modern mixer tap to the washbasin, tall designer radiator and part-glazed (double-glazed) multi-pane effect rear door to the pergola and patio beyond. Double doors through to the:

## Dining Room

With large front and side window allowing light to flood into this room and providing further far-reaching views from the elevated position over the surrounding trees and gardens. Radiator and coved ceiling.

### Bedroom 1 (front)

A double bedroom with a walk-in bay window on the front elevation looking out over the banked front gardens. Radiator and coved ceiling.

### Bedroom 2 (front)

A further double bedroom with window on the front elevation, radiator and coved ceiling.

### Bedroom 3 (rear)

Presently used as a dressing room, there is currently a range of built-in, open-fronted storage units with shelved compartments, basket drawers and clothes rails which can be removed prior to completion or left in place, according to the purchaser's wishes. Window to the rear elevation and radiator.

### Shower Room

An attractive, refitted contemporary shower room with a wide glazed and porcelain tiled shower cubicle and modern recessed, square line shower mixer unit, wall-mounted handset on a wall-rail and a square drench head over. Suspended two-drawer vanity unit in grey with a contrasting white quartz top and shaped, white, wash hand basin with modern pillar mixer tap and LED illuminated wall mirror above. Low-level WC with concealed cistern and white ladder-style radiator/towel rail.

A six-panel door with a glass cube handle opens onto the airing cupboard containing a foam-lagged hot water cylinder with immersion heater, linen shelving and the digital central heating programmer. LED ceiling light, porcelain tiled walls and flooring, extractor fan over the shower cubicle and window to the rear elevation.

### Outside

The gardens surrounding the bungalow are of surprising size and have been totally transformed by the present owners by implementing an imaginative landscape and planting scheme extending around all four sides. The immediate garden and patio area surrounding the bungalow are level, with the long flight of steps previously described, leading up to the front entrance from Grimsby Road. Further steps lead down at the rear from the main patio onto the driveway and parking area.

Vehicular access is via a long, sweeping driveway which leads up around the south side of the property before opening into a good size gravelled parking courtyard with space to park several cars and which also gives access to the concrete sectional garage as detailed on the floor plans.

### The Garage

Has an up and over door and two single-glazed windows. Beyond the garage there are rockery gardens with contrasting stones and pebbles aside a curved pathway leading around to the end of the raised patio.

Porcelain tiled, steps and retaining walls lead up to the wide porcelain tiled patio which enjoys the sun throughout the majority of the day - an ideal area for patio furniture. **NB** Please note that the Pergola shown in the photographs is not included in the sale

There is a well-stocked corner shrubbery with ornamental trees, shrubs and bushes and access on the south side to a timber decked area positioned high above the entrance driveway below. Brick surround to a screen door from the front garden adjacent and outside water tap. External power points and a grey painted timber garden shed.

The rear patio extends around the north side of the property where there is an impressive modern water feature with a wide cascading waterfall into a pond below and porcelain-tiled surround.

Adjacent is a small door set into brickwork with steps inside leading down to a **former air raid shelter** which now serves as a water-tight store. The patio areas to both rear and side are partly screened by weathered steel fretwork panels set into tall sleeper surrounds.

### Viewing

Strictly by prior appointment through the selling agent.

### Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary, grammar schools/academies 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 sports and swimming complex at the Meridian Centre, 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.

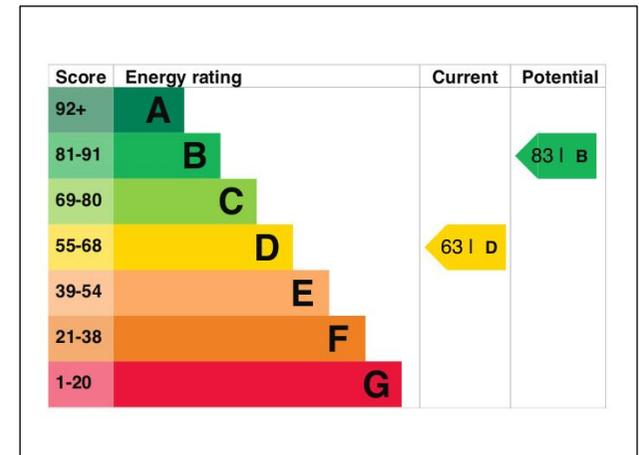
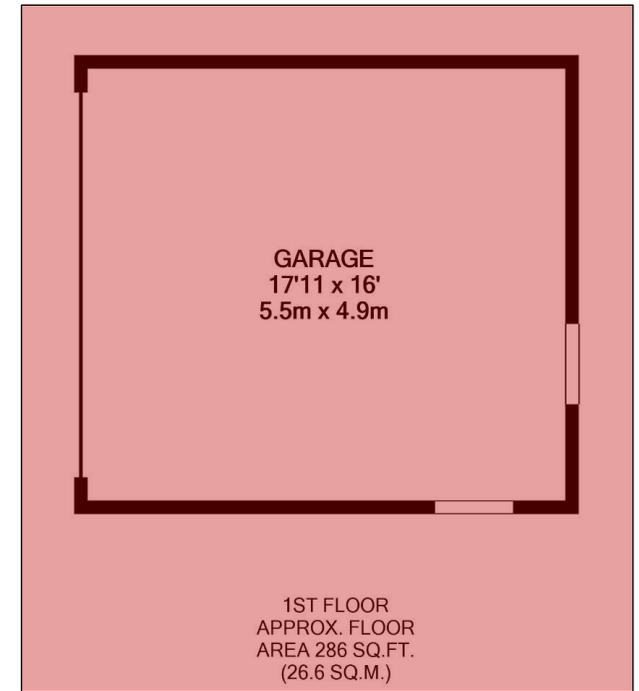
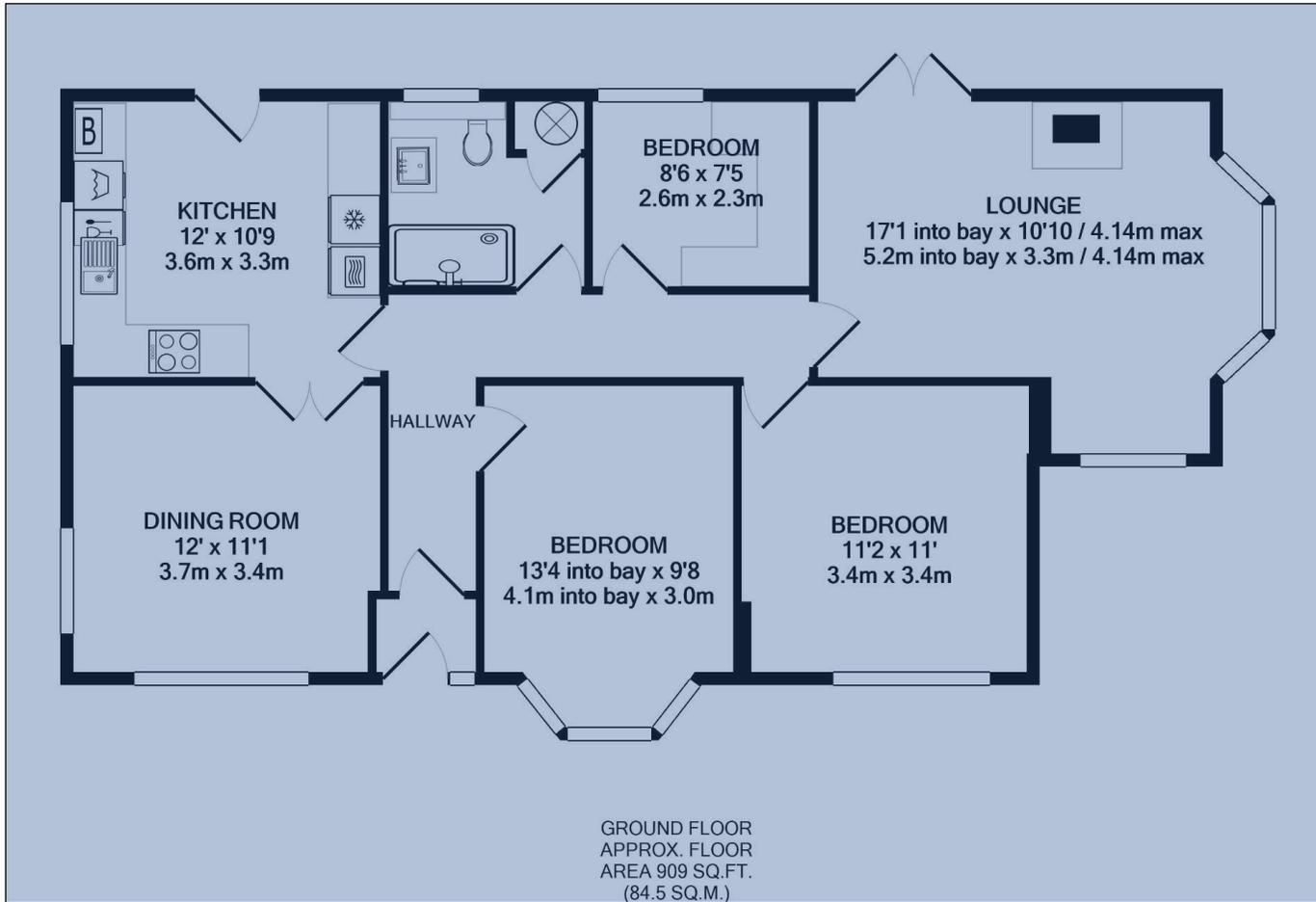
### General Information

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.

## Floorplans and EPC Graph

(NB a Copy of the full Energy Performance Certificate can be emailed on request)



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

**Important Notice**

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

**MASONS**

EST. 1850