



37 Trinity Lane
Louth LN11 8DL

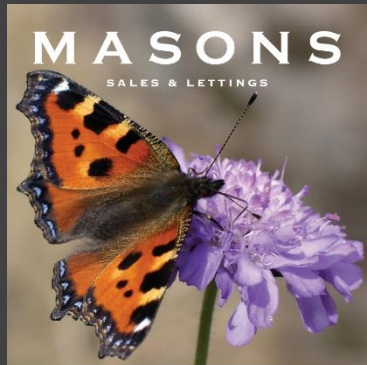
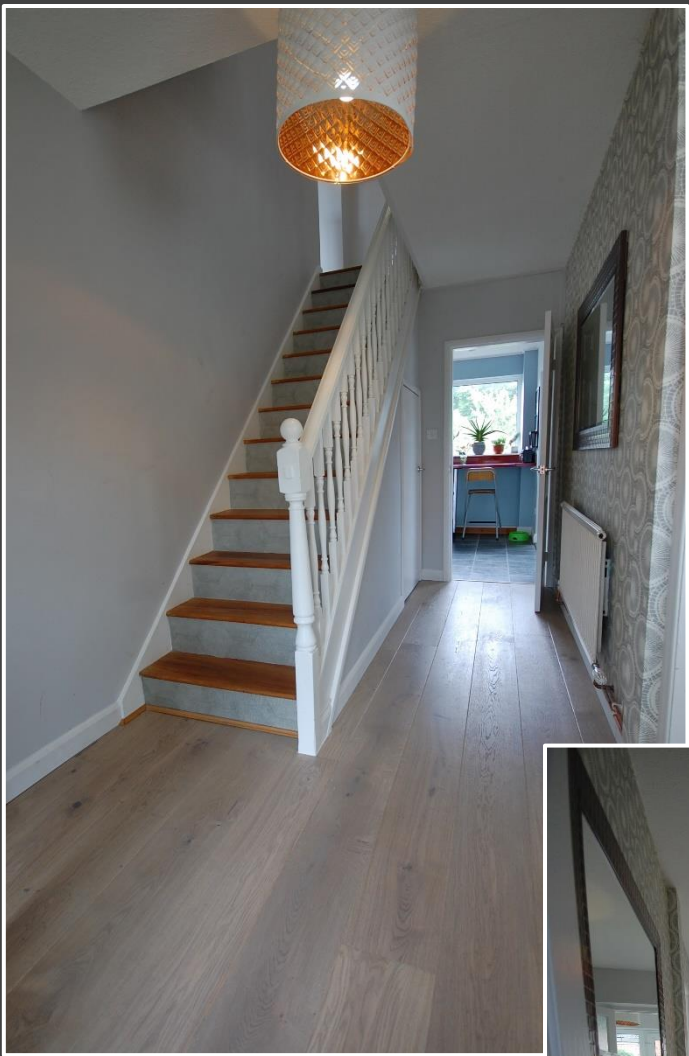
MASONS
EST. 1850

37 Trinity Lane, Louth, Lincolnshire LN11 8DL

01507 350500

This much improved detached family house stands back from the road behind a block-paved forecourt with good size rear garden backing onto allotments, and provides bright, airy 5-bedroom accommodation to include a breakfast-kitchen with opening to a dining or sitting area, a superb re-fitted contemporary bathroom refitted utility room and cloaks/WC. Lounge, bright hallway, landing with feature archway and the garage has been sub-divided to create two storage/utility spaces. Gas CH system and DG windows.

























Directions

From St. James' Church proceed a few yards south along Upgate and then bear left into Little Eastgate. Follow the road through to its junction with Eastgate and then bear left along the one-way system. Continue at the small junction, carry straight on at the two mini roundabouts and then look for the third road on the right which is Trinity Lane. The property will be found after a short distance on the left side, standing back from the road.

The Property

Estimated to date back to the 1970's, this detached family house has brick-faced cavity walls beneath a pitched timber roof structure covered in concrete interlocking tiles.

The original sealed double-glazed panes in the uPVC frames were renewed around 2016 with A-rated units and there are uPVC double-glazed external doors. Heating is by a gas-fired central heating system with a condensing combination boiler which was installed in December 2019 and ground floor radiators were re-plumbed in 2020/21.

The property has been the subject of a comprehensive improvement scheme and has a fitted breakfast kitchen (with opening to the dining/sitting room adjacent), a re-fitted utility and cloakroom/WC and a renewed contemporary bathroom.

The rooms are bright and airy, of generous proportions and the house enjoys some fine views across the good size rear garden over the allotments beyond, to mature trees in the distance – a rural outlook in the town!

The integral garage has been subdivided by a partition wall to create two stores but could easily be re-instated as a garage if required and still retains the up and over door at the front. The house stands well back from Trinity Lane, a private unadopted road and there is a spacious block-paved driveway and turning area installed in 2016 and providing ample parking space.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale). Please note that Venetian blinds fitted to the windows will be included in the sale.

Ground Floor

Front Entrance with part-glazed (double-glazed) front door and matching side panel to the:

Entrance Porch

A good size and an ideal boot room with radiator and Metro-style, ceramic-tiled wall to one side with decorative moulded border. Electric light and inner glazed door with wide glazed side panel to the:

Entrance Hall

A spacious hallway which is light and airy with staircase leading to the first floor and fitted with a white painted spindle balustrade having turned newel post and hardwood steps. Engineered limed

oak flooring with lacquered finish, radiator and Bosch digital central heating thermostat. White six-panel doors to the lounge and kitchen. Useful large understairs store cupboard with electric light and power point.

Lounge

A room of attractive proportions and particularly bright with light flooding through a large front window fitted with a Venetian blind. Radiator and white suspended wall cabinet with power points and TV socket within. Engineered limed oak flooring with lacquered finish, high-level side window and coved ceiling with light point. Gas point for a fire.

Open Plan Breakfast Kitchen and Dining or Sitting Room

Extending to a full width of 9.2m, this spacious area has a tilt and slide, double-glazed patio door on the rear elevation, though please note that this is in need of repair; oak-effect laminate floor covering to this area, radiator and ceiling light point. 1.5m wide walk-through opening into the breakfast area with high-level breakfast bar and window above presenting excellent views across the garden and beyond. To one side of the dining area there is a comprehensive range of book/display shelves with power points and satellite cable for a TV to fit in the centre compartment.

The kitchen has a modern range of units finished in high-gloss white with long metal handles and to include base cupboards, two drawer units with lower

deep pan drawers, matching wall cupboards, corner shelves, wine store and two tall larder cupboards. Striking, contrasting roll-edge work surfaces in crimson with sparkles and upstands together with metro-style, ceramic-tiled splashbacks over. Black acrylic one and a half bowl, single drainer sink unit with shaped chrome mixer tap. Wide recess for a range cooker and stainless-steel cooker hood with downlighter over. Recess with plumbing for dishwasher and space with cold plumbing for an American-style fridge/freezer.

Slate-effect laminated floor covering to the kitchen area. White panelled ceiling with two light fittings, each having three LED spotlights. Further rear window over the washbasin, also enjoying views over the rear garden and allotments. Sliding frosted glass, frameless door to the:

L-Shaped Utility Room

With base cupboard and drawer units having a white woodgrain-effect finish and metal handles, matching wall cabinets, centre glazed wall cabinet and textured contrasting black work surfaces with Metro-style, ceramic-tiled splashbacks. White enamel sink unit with single lever mixer tap.

Space and plumbing for washing machine, radiator, four LED spotlights to light fitting and side part-glazed, (double-glazed) door to outside. Radiator and coat hooks to wall plaque. Attractive, decorative floor tiles extending through a white, six-panel door into the:

Cloakroom/WC

Part ceramic-tiled walls in white Metro styling and grey border. White suite comprising suspended vanity wash hand basin with cupboard beneath and single lever mixer tap, together with a low-level WC, having concealed cistern and wall-mounted, dual-flush control.

2 Store Rooms

Approached through a sliding door from the utility room and having high-level work surface, walk-through opening to the further store beyond and a wall-mounted Worcester condensing gas-fired combination central heating boiler. Electricity consumer unit having MCB's and up and over door at the front.

NB. These two store rooms were formerly a single garage of generous proportions and have been subdivided by a partition wall to create the two areas but this could readily be removed if a purchaser wishes to re-instate the garage.

First Floor - L-shaped Landing

With white spindle balustrade and turned newel post extending along the side of the stairwell to form a gallery. Feature shaped, arched opening with inset plinth to the side landing. Large over-stairs linen cupboard with slatted shelving.

Smoke alarm and trap access to the roof void. Further hinged trap access with pull-down loft ladder to the

side wing roof void. White six-panel doors lead off from the landing to the bedrooms and bathroom.

Bedroom 1 (front)

A spacious double bedroom which is light and airy by virtue of a large window on the front elevation. Radiator.

Bedroom 2 (front)

An L-shaped double bedroom with radiator and wide picture window.

Bedroom 3 (rear)

An L-shaped double bedroom with radiator and large window presenting views across the allotments to the trees beyond.

Bedroom 4 (rear)

An L-shaped double bedroom with radiator and large window presenting views as from bedroom 3.

Bedroom 5/Study (front)

Presently used as a study, this single bedroom is L-shaped and has a radiator and large front window.

Bathroom

Excellent contemporary bathroom with a white suite comprising P-shaped panelled bath with a curved glazed screen and a wall-mounted Mira shower mixer unit with handset on a wall chrome rail, fixed circular

ceiling-mounted drench head and a separate wall-mounted control. Suspended white vanity unit with shaped basin and single lever mixer tap, together with drawers beneath; suspended WC with concealed cistern and large square Grohe dual-flush control.

Modern ceramic-tiled walls extending to full height in the shower area around the bath, with moulded border tiles. LED ceiling spotlights, combined spotlight and extractor fan, feature slim design radiator in white and deep composite stone plinth extending across the full width of the bathroom and into the window reveal. Wall mirror and marble tile-effect floor covering.

Outside

At the front of the property there is a wide entrance with brick pillars for vehicular and pedestrian access to the house, the block-paved, L-shaped driveway providing ample parking space for several vehicles and a turning area.

The drive is shaped around a lawned garden behind a brick front boundary wall and has well stocked flower beds and borders with a mature shrubbery to the side of the driveway.

A block-paved path leads off to the main front entrance and a seating area in front of the lounge window. Wall bracket for hanging basket and screen timber door to the left side of the house onto a pathway which leads to the rear garden and side entrance into the property. The pathway creates an

ample place to store wheelie bins and has an outside tap.

The rear garden is an excellent size and is mainly laid to lawn with two areas of decking (some repair is needed). There is a raised brick-walled gravel bed for plant pots and tubs with border to the side, a superb acer bush, some fruit trees, ornamental shrubs, roses and flower beds.

Viewing:

Strictly by prior appointment through the agent.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year. Louth is especially admired for the many independent shops and traders together with a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar. The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

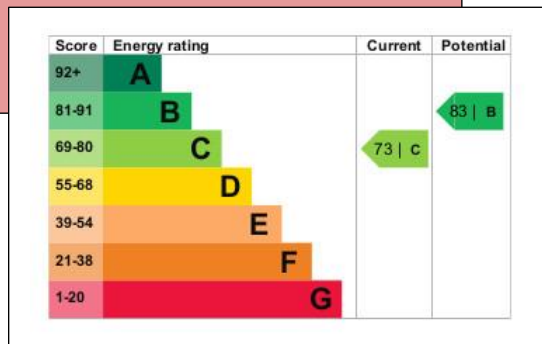
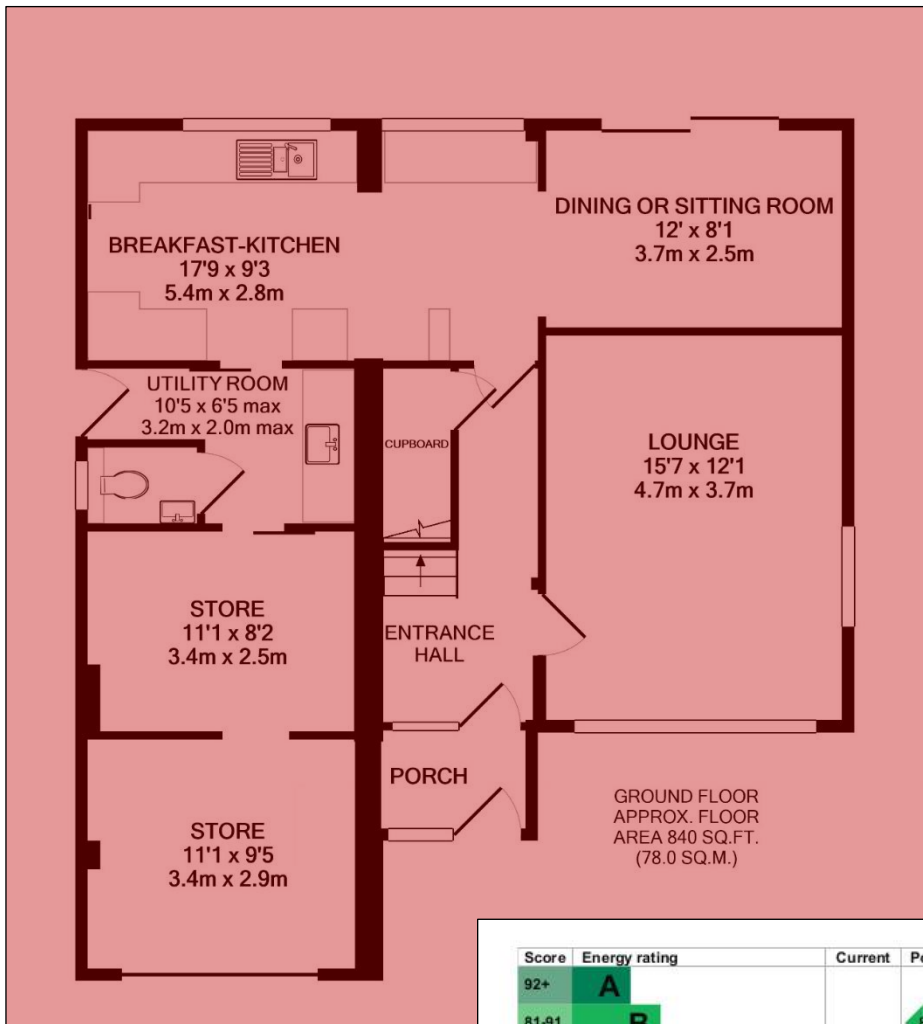
Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields.

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. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

General Information

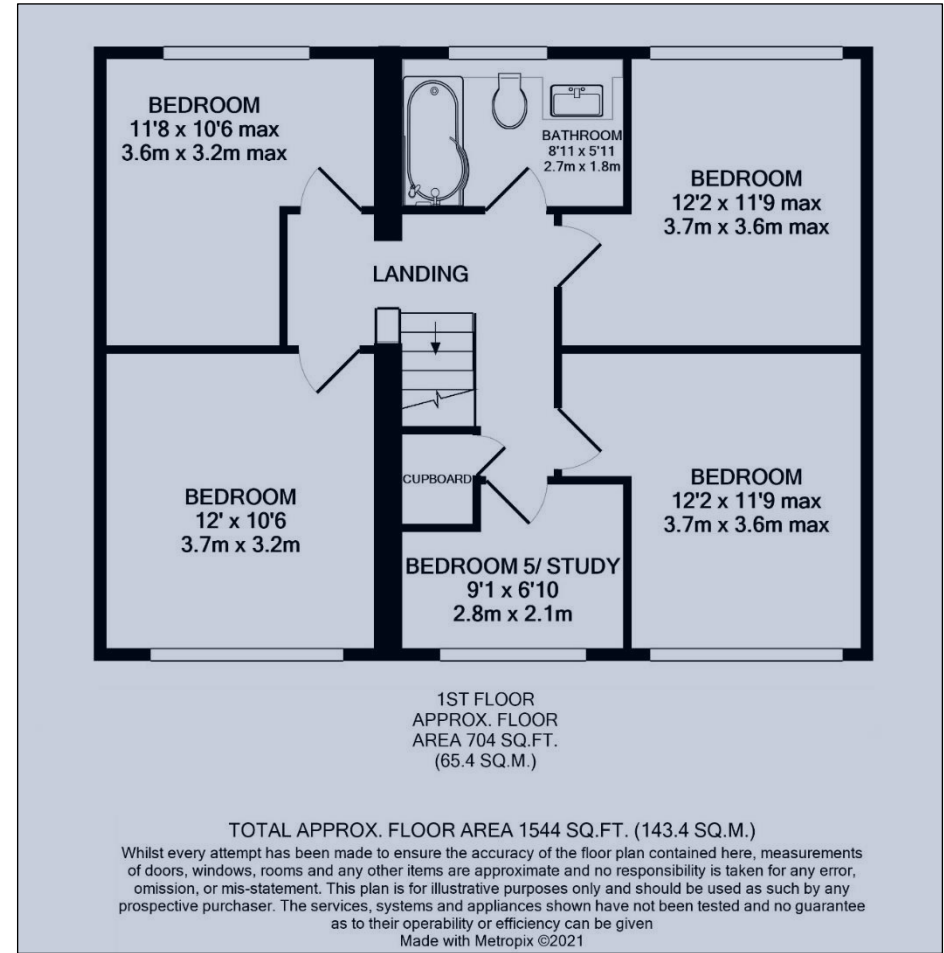
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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.



MASONS
EST. 1850

Floorplans and EPC Graph
NB a copy of the full EPC can be emailed to applicants by email on request. The central heating boiler has been renewed since the date of the EPC Report



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