



15 Spire View Road
Louth LN11 8SL

M A S O N S
EST. 1850

A surprisingly spacious and versatile, extended, detached bungalow positioned well back from the road on a deeper than average plot with a long driveway, a detached garage and an attractive, sunny rear garden with greenhouse and garden shed. Providing 3 or 4 bedroom accommodation, the property is for sale with NO CHAIN.



Directions

From St James' Church in the town centre proceed south along Uppgate to the crossroads traffic lights and turn left here along Newmarket.

Continue for some distance passing the Brown Cow Pub on the left and then after the pelican crossing take the left turn by the bollards along Stewton Lane.

Follow the road and take the third left turn into Spire View Road. Follow the road until number 15 is found on the left side.

The Property

The property comprises a detached bungalow which we estimate to have been constructed during the 1970's. The original building has brick-faced principal walls beneath a pitched timber roof structure covered in concrete tiles and almost all of the windows are now of uPVC-framed, double-glazed type with complementary external doors and rear patio door.

The bungalow has been extended at the rear creating an additional bedroom or garden room which incorporates an ensuite shower room. In addition, there is a detached garage constructed in brick and within the surprisingly large rear garden there is a greenhouse and garden shed

Heating is provided by a gas-fired central heating system with a wall-mounted boiler located in the kitchen and there is a fireplace in the lounge which currently has an electric fire.

Accommodation

(Approximate room sizes are show on the floorplans which are indicative of the room layout and not to scale.)





Recessed Porch

(Positioned on the side elevation) with tiled floor and part-glazed (double-glazed) door with double-glazed side panel into the:

Entrance Hall

L-shaped with a recessed double cupboard, radiator, coved ceiling, two ceiling light points, central heating thermostat and trap access to the roof void. Inner hallway with further ceiling light point.

Dining Lounge

Originally intended as a dining-lounge and extending to the full width of the bungalow, this room could still be used as such, or a separate dining room is possible due to the versatile room layout of this bungalow. Two front windows, (one being an oriel bow) and a brick feature fireplace presently fitted with an electric coal-effect fire on a quarry tiled hearth. Two radiators, coved ceiling, two ceiling light points and electricity fuse box.



Breakfast Kitchen

With base and wall units in a cream colour, work surfaces, tiled splashbacks and a single drainer, stainless steel sink unit. Space and electric cooker panel for cooker, recess with plumbing for a washing machine and recess for an under-counter refrigerator.

Wall-mounted gas central heating boiler and digital programmer. Recessed tall cupboard with top cupboard over. Radiator, side window and side part-glazed (double-glazed) door to outside.

Dining Room/Bedroom

Built-in recessed double cupboard fitted with clothes rail and storage cupboard over. Radiator and side window.





Bathroom

White suite of low-level dual-flush WC, pedestal wash basin and panelled bath with side grip. Recessed airing cupboard containing an insulated hot water cylinder with immersion heater and linen space over. Double radiator, coved ceiling and side window.

Bedroom 1

A double bedroom with picture window overlooking the attractive rear garden. Coved ceiling and radiator.



Bedroom 2

A further double bedroom with window overlooking the driveway. Coved ceiling and radiator.



Bedroom 3/Garden Room

This room, together with the ensuite shower room is contained within the more recent rear extension and would make a small double or good-size, single bedroom, a garden room or a small sitting room. There is a double-glazed patio door and fixed side panel to the rear elevation, a side window, radiator and sliding door to the:

Ensuite Shower Room

Fitted with a white suite of low-level dual-flush WC and pedestal wash hand basin with tiled splashback together with a ceramic tiled and glazed shower cubicle with an electric shower unit and folding, glazed screen door. Coved ceiling and side window.



Outside

The bungalow stands well back from Spire View Road behind a deep front garden laid to lawn with flower beds, borders and fencing. A long driveway provides excellent parking space with rose bed to the side, and the drive continues past the bungalow to the:

Detached Brick-built Single Garage

Of single brick skin construction with piers internally and having up and over door, light, power points and a double-glazed rear window.

To the rear of the bungalow there is a surprisingly large garden which enjoys the sun throughout the day and is principally laid to lawn with some established ornamental and fruit trees, flower beds, shrubs and a patio area close the bungalow. Further patios extend around a **Metal-framed Greenhouse** and lead on to a timber **Garden Shed**. There is also pedestrian access via a pathway to the left side of the bungalow where there are external gas and electricity meter cabinets and an outside water tap. Rear outside light to the side of the extension.

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. The town 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.

Viewing: Strictly by 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. Any 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 B.





St James' Church, Louth

Visible from miles away, the spire is said to be the tallest of any medieval parish church in the country. The church dominates the Conservation Area and is just yards away from the bustling town centre.



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

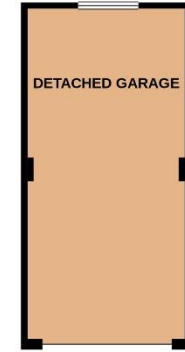
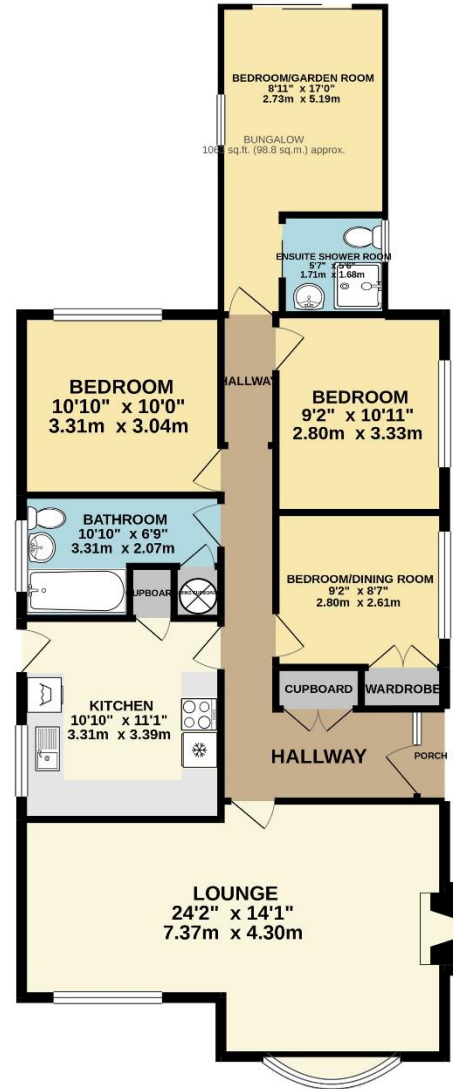
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Floorplan and EPC Graph

GARAGE
161 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 1063sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A copy of the full Energy Performance Certificate can be emailed as a PDF on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		