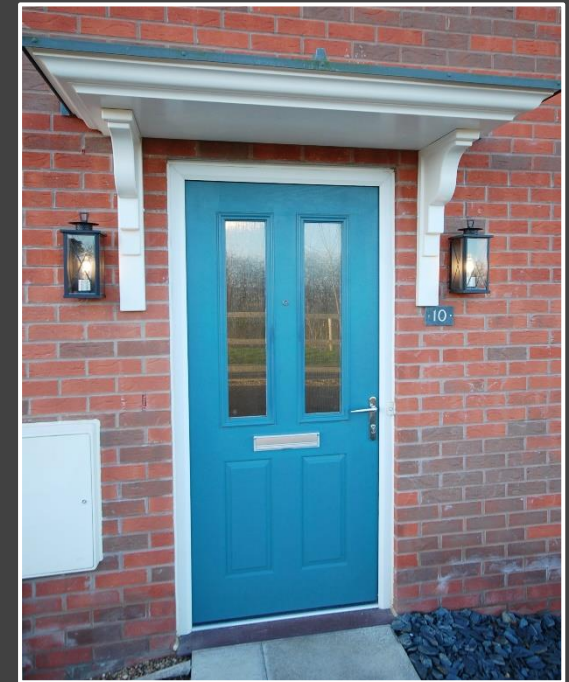




10 Falcon Avenue
Louth LN11 0ZJ

M A S O N S
EST. 1850

A detached contemporary family house with a beautifully presented 4 double-bedroom interior, detached garage, enclosed sun-trap rear garden and an exceptional position combining town and country on the very rural outskirts of Louth. The house faces open fields with landscaped ponds (swales) in the foreground. Superbly designed rooms in subtle neutral colour schemes and featuring an open plan fitted dining-kitchen and dining/sitting room with French doors onto the sunny rear patio, and a master bedroom suite with modern built-in dressing area and ensuite shower room.



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Directions

Travel through the centre of Louth along Mercer Row and Eastgate to the second mini roundabout by Morrisons store and at this roundabout take the first exit along Ramsgate. Follow the road to the next mini roundabout and take the second exit along Ramsgate Road and then turn second left into Victoria Road.

Follow the road carrying straight on at the crossroads along Brackenborough Road and then take the second right turn into Fulmar Drive. Follow the road for some distance until it becomes Guillemot Drive and then take the first left turn along Albatross Way. Continue almost to the end of the road until Falcon Avenue is found on the right.

At the end of Falcon Avenue, on the right side a private shared driveway gives access to four houses which enjoy an enviable position facing open farmland. Number 10 is the second of these properties, and the driveway to the garage is immediately after the house.

The Property

Completed in 2019 and with the balance of a 10-year NHBC Guarantee, this well-designed, detached family house has brick-faced, insulated principal walls under a pitched concrete-tiled roof with photo-voltaic solar panels to the rear roof slope. The windows are uPVC-framed, double-glazed units with two pairs of complementary French doors from the main reception rooms onto the sunny rear

garden and patio. Heating is by a gas central heating system with an efficient condensing boiler and a pressurised hot water system. The high efficiency and low running costs of this 4x double-bedroomed house are clearly apparent from the EPC graph and electricity cost savings are enhanced by the solar panels and high thermal insulation qualities within the construction specification. In addition, a free-standing bioethanol flueless fire and surround has been installed as a focal point in the lounge.

The present owners benefitted from an early opportunity to choose this particular home which stands on the very fringe of Louth, facing open countryside with landscaped ponds in the foreground. The rear garden is superbly orientated for the sun and particularly sheltered with a wide suntrap patio and solar uplighters illuminating the rear elevation of the house during summer evenings.

An ideal family home, the versatile third reception room is perfect for home working or could be a playroom, fifth bedroom, snug or a hobby room as required. The impressive, fitted dining kitchen has integrated Zanussi appliances and is open plan with the dining/sitting room beyond. The latter presently forms a large dining room for the present owners but could be readily formed into dining and seating areas to create a large living/dining kitchen overall. The front windows of the kitchen and study both have fitted white plantation shutters.

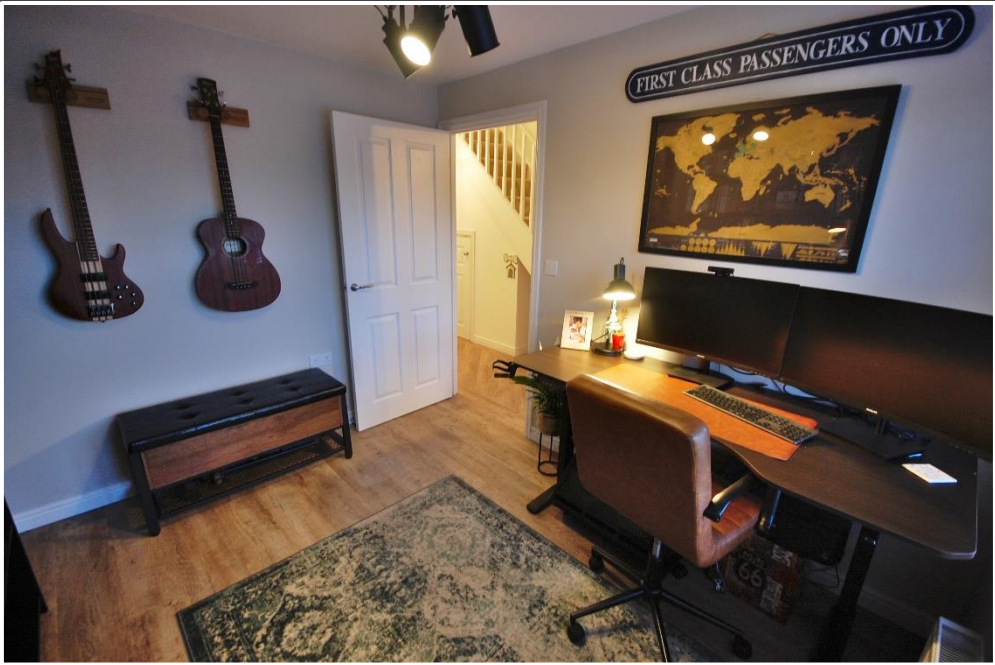
On the first floor, the bedrooms are of generous proportions, light and airy with far-reaching panoramic views from the two front windows across the fields towards the coast and passing ships can be spied in the distance on a clear day. The contemporary ensuite shower room to the master bedroom and the main family bathroom are both bright and immaculately presented with white suites. An ensuite dressing area has been imaginatively created to one side of the master bedroom with modern, sleek fittings, open fronted clothes hanging spaces, drawers and compartments.

The house is fitted with a security alarm system and the floors are finished in a combination of Moduleo oak luxury vinyl tiled flooring and luxurious deep pile carpets. The internal doors are white and finished in four-panel style with chrome handles.

Maintained in immaculate condition, the house represents a turn-key opportunity to walk into a fabulous contemporary lifestyle in a setting which combines town and country living. The rooms are described in more detail following the schedule of photographs and please note that the floor plans indicate the approximate room dimensions and are indicative of the room layout as they are not to specific scale.





















Views from the front bedrooms

















The Accommodation

Ground Floor

Front Entrance

With canopy porch on shaped brackets, two outside lanterns adjacent and a composite, part-glazed (double-glazed) front door into the:

Entrance Hall

A good size with a radiator in decorative case, oak luxury vinyl tiled flooring laid diagonally with a border around the room and the staircase which has a white pillared balustrade and leads up to the first floor. Four-panel door to a useful understairs store cupboard. Metal-cased electricity consumer unit with MCB's and digital wall readout unit for the solar panels adjacent. Mains-powered smoke alarm and central heating thermostat with digital readout.

Study/Snug

This versatile room could be an occasional 5th bedroom with oak vinyl tiled floor extending through from the hall, radiator and a front multi-pane window with white plantation shutters. When the shutters are open, the view is revealed across the open countryside to the front of the house.

Utility Room/WC

Fitted with a sleek, modern full-length range of base units with soft-close doors, subtly coloured in platinum with metal handles and including an

integrated Zanussi washer/dryer faced to match the cupboards adjacent. Quartz sparkle-finish work surfaces and upstands, inset one and a half bowl stainless steel sink unit with tall quarter-turn mixer tap in chrome and full-width wall mirror over. White low-level, dual flush WC, oak luxury vinyl tiled flooring extending through from the hallway, ceiling extractor fan and radiator.

Lounge

An attractive reception room which is well-proportioned with double-glazed French doors and matching side panels onto the patio and garden at the rear. Modern log-effect bioethanol fire set into a moulded white surround. Radiator and an independent digital thermostat control for the heating in the lounge.

Open Plan Dining Kitchen and Sitting or Dining Room Beyond

The Dining-Kitchen

Is fitted with an extensive range of modern units finished in subtle platinum tones with chrome metal handles and includes soft-close doors and drawers to a range of units which extend to form a good size peninsula dining bar with a further base unit beneath having a pull-out rack. There are base and wall cupboard units, a bank of deep pan drawers, sparkle-effect quartz work surfaces and dining bar with upstands and an inset, one and a half bowl stainless steel sink unit with a tall mixer tap.

There is a range of integrated Zanussi appliances comprising twin electric fan-assisted ovens positioned at easy access mid-level, each incorporating a grill; separate four ring gas hob with quartz splashback and stainless steel cooker hood with downlight above, faced dishwasher and fridge freezer.

A tall cupboard unit at the front of the kitchen houses the Ideal condensing gas-fired central heating boiler which operates with a digital wall-mounted central heating programmer. There are two ceiling light points, one of the sockets in the kitchen has USB power points, there is a radiator and the front window is fitted with a white plantation shutter again, opening to reveal views across the open countryside at the front of the house.

The Moduleo oak luxury vinyl tiled flooring extends through from the hallway and then beyond the kitchen into the reception room beyond as follows.

Dining/Sitting Room

An excellent size with radiator and rear double-glazed French doors with matching side panels opening onto the patio and garden.

First Floor Landing

With white pillared balustrade extending along the side of the staircase and having a radiator,

smoke alarm and white moulded trap access to the roof void. Recessed airing cupboard containing the Therma Evocyl insulated hot water cylinder and immersion heater, corner linen shelves and expansion vessels.

Master Bedroom

A spacious double bedroom with an ensuite shower room and fitted dressing area. The latter is partially separated from the bedroom with a walk-through opening and is fitted on either side with storage compartments and modern, part-glazed drawer units having display glass counters and open-fronted clothes hanging areas, together with a window on the front elevation. The bedroom enjoys far-reaching country views, has a radiator and connecting door to the:

En Suite Shower Room

Wide ceramic-tiled shower cubicle with a folding glazed double door, wall-mounted chrome shower unit with mixer taps, flexible hose and handset on chrome rail. White suite comprising pedestal wash hand basin with single lever mixer tap and low-level, dual-flush WC. Ceramic-tiled walls and floor in travertine style, shaver socket and chrome ladder-style radiator/towel rail.

Bedroom 2 (rear)

A further good size double bedroom fitted with a range of built-in wardrobes with three sliding mirror doors and internally having clothes rails,

shelving and storage compartments. Radiator and rear window overlooking the garden.

Bedroom 3 (rear)

A further double bedroom with radiator and rear window.

Bedroom 4 (front)

Presently the nursery, this further good size double bedroom enjoys the fine views at the front of the property and has a free-standing range of single and double wardrobes fitted internally with shelving, clothes hanging areas and drawers. Radiator.

Family Bathroom

White suite of panelled bath with wall-mounted chrome shower unit having mixer taps, flexible hose, handset and chrome rail, together with a glazed side screen and high-level, mosaic-effect ceramic-tiled surround; white low-level, dual-flush WC and pedestal wash hand basin with ceramic-tiled splashback and sill to the window over. Ceramic-tiled floor in travertine style, LED ceiling light and ceiling extractor fan. Chrome ladder-style radiator/towel rail.

Outside

From the block paving at the end of Falcon Avenue, the house is one of four properties approached over a tarmac-paved, shared driveway with post and rail fencing to the

landscaped ponds and a pathway beyond. At the side of the house there is a driveway providing parking space for two good size vehicles and giving access to the

Detached Garage.

The garage is an excellent size and brick-built with concrete block piers internally beneath a high pitched, concrete-tiled roof with space to fit boarding for storage within the spacious roof structure. Up and over door at the front, electric lights and power points.

There is a small area of garden to each side of the main front entrance with lawn, ornamental shrubs and a slate bed. External gas and electricity meters.

To the rear, the house enjoys one of the largest gardens on this development. Fully enclosed by the brick walls of the owned and neighbouring garages together with screen fencing, the garden is secluded, private and secure for a family to enjoy. In addition the sun fills the garden throughout the day with a wide beautifully paved patio orientated for the afternoon/evening sun and thereby ideal for alfresco dining, sunbathing, summer entertaining or private family time together.

The main area is laid to lawn interspersed with ornamental trees together with a shrubbery by

the patio. Screen fencing to the driveway with trelliswork for climbing plants and a ledged and braced door from the drive with latch handle.

Solar uplighters illuminate the rear wall of the house at dusk during the lighter months. There is an outside wall lantern between the two pairs of French doors, an outside tap and a further solar-powered sensor light over the driveway.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills to the west, whilst to the east there is unspoilt farmland stretching away to the coast.

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.

The central Conservation Area has some wonderful Georgian and Victorian buildings surrounding the Church of St James at the heart – reputedly having the tallest parish church spire in the country and visible from miles away



There are highly regarded primary schools and academies including the King Edward VI Grammar, which is just a short walk from the property. 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 the town 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.

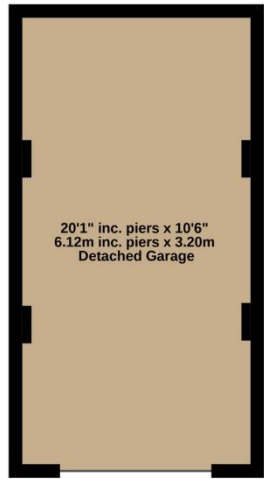
General Information

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 and fittings 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 E.

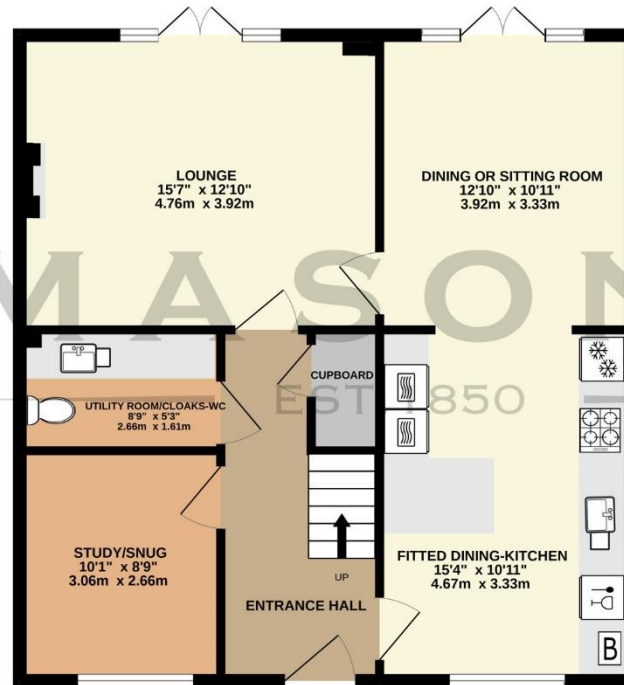
Floorplans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request

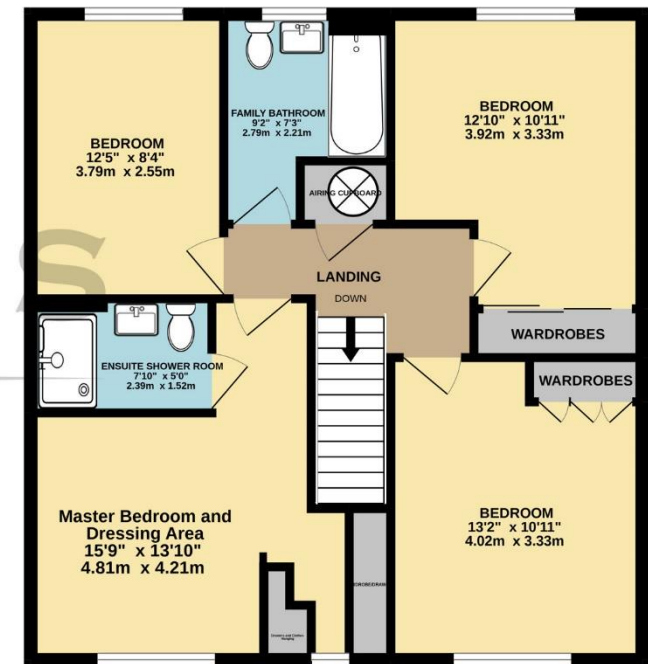
DETACHED GARAGE
208 sq.ft. (19.3 sq.m.) approx.



GROUND FLOOR
745 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1485sq.ft. (138.0 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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- (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.