



15 Bolle Road, Louth
LN11 0GR

M A S O N S
EST. 1850

A Substantial modern detached three-storey family house in a popular central residential area of Louth market town located very close to amenities including Aldi, Co-op and a short 10 minute walk to the central shopping area.

Comprising 4 double bedrooms, 2 ensuite shower rooms, bathroom, entrance hall with cloaks/WC off, lounge with patio door and double doors from the hallway, opening to form a spacious entertaining space, long dining-kitchen, utility room off.

Double-glazed windows, gas central heating system. An open green area to the front and secure garden to the rear leading to the parking area with single garage adjacent.





















Directions

Travel through the centre of Louth along Mercer Row and Eastgate as far as the two mini roundabouts on the far side of town. At the second of these, turn left along Ramsgate and proceed to the next mini roundabout, turn left here onto Newbridge Hill and then take the third left turn opposite the Aldi store into Bolle Road. Follow the road for some distance and number 15 will then be seen adjacent to the green area on your left.

The Property

This detached family house dates back to 2008 and has brick-faced principal walls beneath a high pitched timber roof structure covered in clay pantiles with inset dormer windows. Heating is by a gas-fired central heating system and the property has double-glazed windows and external doors. The house provides well-proportioned accommodation to include a spacious dining kitchen and double doors between the lounge and hallway can be opened to create an ideal space for entertaining. The main enclosed garden stands to the rear enjoying the sun at various times of the day benefitting smartly laid porcelain stone patio. Beyond this is the single garage and parking for two vehicles.

Accommodation

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

Entrance Hall

Attractive canopy porch to part-glazed entrance door with frosted glass into the spacious hallway with staircase to the first floor. Useful understairs storage area and having doorbell chime to wall, central heating thermostat and smoke alarm. Neutral decoration and attractive vinyl tiled flooring.

Kitchen/Diner

A large and light room having windows to two aspects with a further addition of a roof light above the kitchen area. Range of high quality base and wall units finished with attractive oak-effect doors and chrome handles with marble-effect laminated work surfaces and blue splashbacks above. Single bowl stainless steel sink with mono mixer tap, a range of built-in Bosch appliances including eye-level single electric oven with a further combination oven/microwave adjacent, four ring induction hob with contemporary extractor above, full-size dishwasher and large built-in Caple tall fridge/freezer. Smart pull-out bin system below the sink with further matching cupboards and worktop to one side.

Attractive tile-effect flooring, inset spotlights to ceiling and having vertical column radiator to one side, the room extending into the generous dining area at the front, housing the electric consumer unit. Door through to:

Utility Room

A useful room for laundry, having a fully-glazed uPVC door onto the rear garden, fitted marble-effect worktop to one side with matching upstand and space below for washing machine and tumble dryer. Useful cupboard to wall and window to the side, also housing the Glow-worm gas central heating boiler with timer controls. Tile-effect vinyl flooring and extractor to ceiling.

Lounge

Accessed via double doors from the hallway providing a large, light room with windows to the front and having patio doors with windows either side leading onto the rear garden. Neutral decoration and carpeted flooring. Gas fire connection point.

WC

Accessed off the entrance hall having low-level WC and wash hand basin with frosted glass window to the front. Tile-effect vinyl flooring and intruder alarm system control panel (not tested).

First Floor Landing

Wooden banister with spindles painted light grey, smoke alarm, carpeted flooring with access to the first two bedrooms.

Master Bedroom

A very large master bedroom having windows to the front and rear aspect, attractively decorated having built-in wardrobes to one side with sliding doors and ample hanging space with shelf above. Carpeted flooring and door into:

En Suite Shower Room

Well presented room having large shower to one side with a fully tiled enclosure, Aqualisa thermostatic shower mixer with rainfall and hand shower attachment, low-level WC and wash hand basin, fitted storage cupboard above and shaver point. Frosted glass window to the front, extractor to ceiling and tile-effect vinyl flooring.

Bedroom 2

A further double bedroom with window to the front, also having fitted wardrobes with sliding doors, ample hanging space and shelf above. Neutral decoration and carpeted flooring. Door through to:

En Suite Shower Room

With an enclosed shower to one side fully tiled, thermostatic shower mixer, low-level WC and wash hand basin. Frosted glass window to the side, extractor fan to wall and having vinyl cushion flooring.

Second Floor Landing

Carpeted flooring with light grey painted banisters, smoke alarm to ceiling and loft hatch.

Bedroom 3

A generous double bedroom with windows to two aspects, neutral decoration with feature wallpaper to the end wall. Carpeted flooring and solid timber work desk to one side across the full width providing a useful home working space or could easily be removed.

Bedroom 4

A fourth double bedroom in the property having windows to two aspects, attractively decorated, carpeted flooring and door giving access to a cupboard housing the pressurised hot water cylinder.

Family Bathroom

With skylight to roof having fitted blind, panelled bath to one side with a further thermostatic shower mixer above, tiling to all wet areas, low-level WC and wash hand basin, fitted mirrored cupboard above, extractor fan to ceiling and vinyl cushion flooring.

Front Garden

A small front garden with a pathway leading to the front door having canopy over the entrance door with lighting to one side. Black painted iron railings to the front boundary and having a range of mature shrubs and bushes to both sides.

Rear Garden

A smart and well thought out space having an attractive porcelain stone patio area across the full width, providing useful al fresco dining areas. High-level fencing to both sides with gravelled storage areas either side of the property. Beyond the patio is a superbly

planted range of borders having mature plants and shrubs providing greenery and colour throughout the year with the pathway extending and giving access to the timber rear entrance gate. Two further paved areas to the rear positioned to capture the sun at various times of the day and outside tap provided. Beyond the garden the property has parking provided for two vehicles at the rear.

Garage

Adjacent to the parking area is a single garage having up and over door with light and power provided and fitted shelving. **NB.** the garage is held on a separate leasehold having a 999 year lease from 2007 with a peppercorn ground rent.

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 prior appointment through the selling agent.

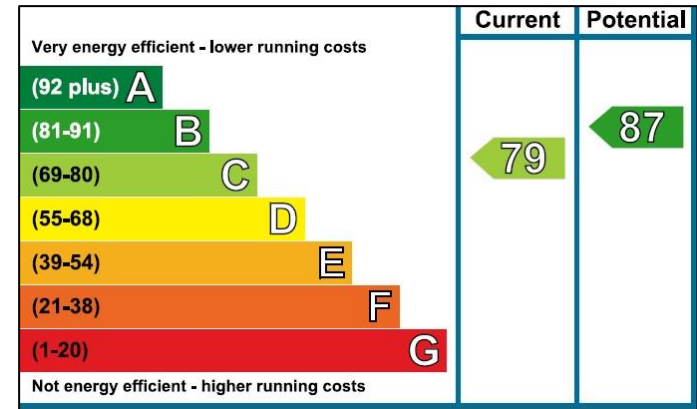
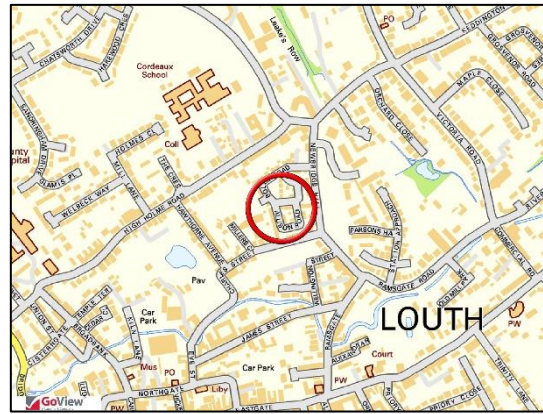
General Information

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 E.

NB. The property is liable for a service charge to Meadfleet for the maintenance of the shared green areas within the development and is currently approximately £40 per quarter.

Floor Plans and EPC Graph

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

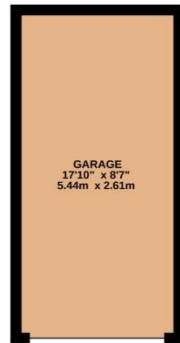
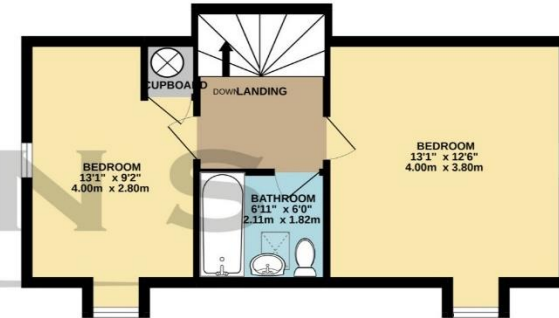
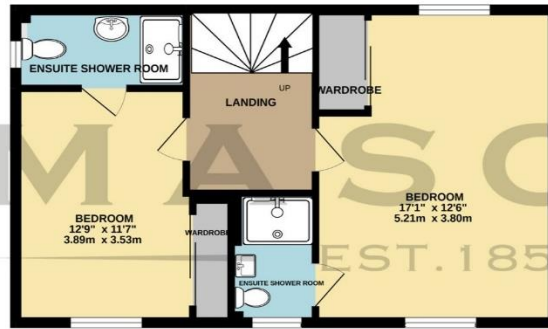
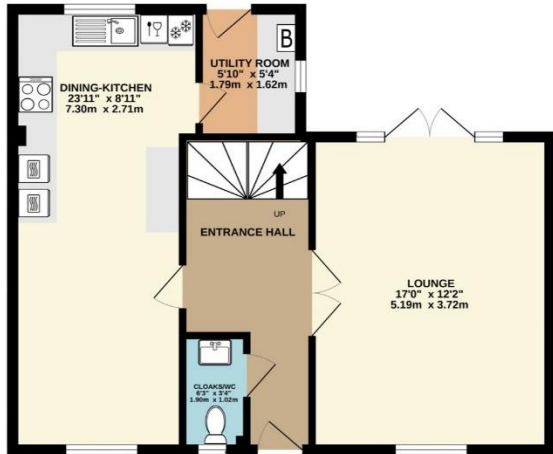


GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.

1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.

2ND FLOOR
391 sq.ft. (36.4 sq.m.) approx.

GARAGE
153 sq.ft. (14.2 sq.m.) approx.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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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Important Notice

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