



Avalon
South Elkington LN11 0QR
Masons
EST. 1850

Avalon, Lincoln Road, South Elkington, Louth, Lincolnshire, LN11 0QR

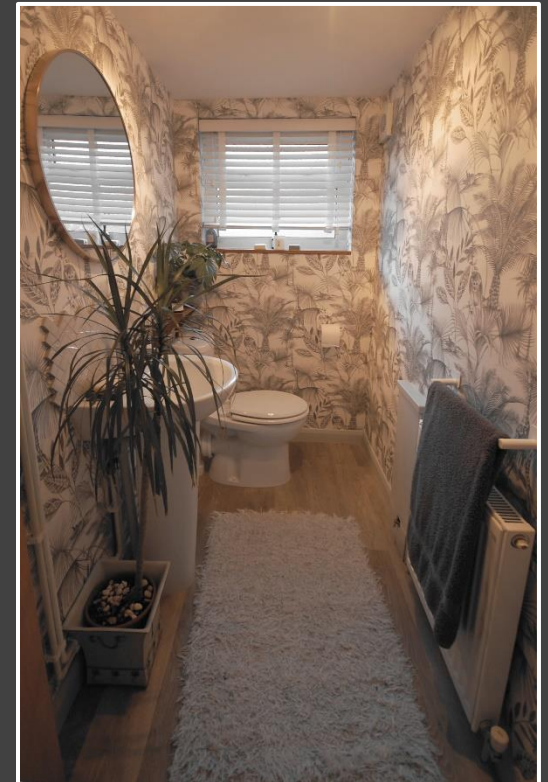
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Combining close proximity to Louth with a Lincolnshire Wolds hillside setting, this handsome, traditional detached house has been transformed by a substantial rear extension into an exceptional 4 double bedroom family house with a spectacular, contemporary, open plan lounge, family room, dining area and fitted kitchen. The elevated position commands some tremendous south views towards the hills and the house stands well back in a mature plot of around 0.42 acre (STS).



Photo Schedule

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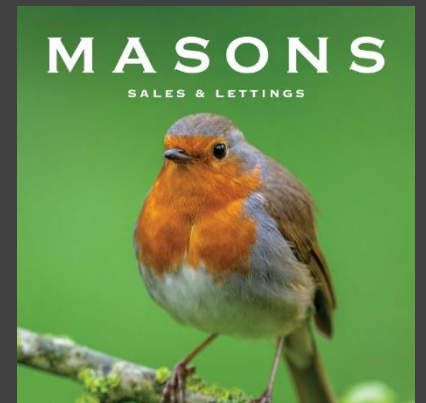


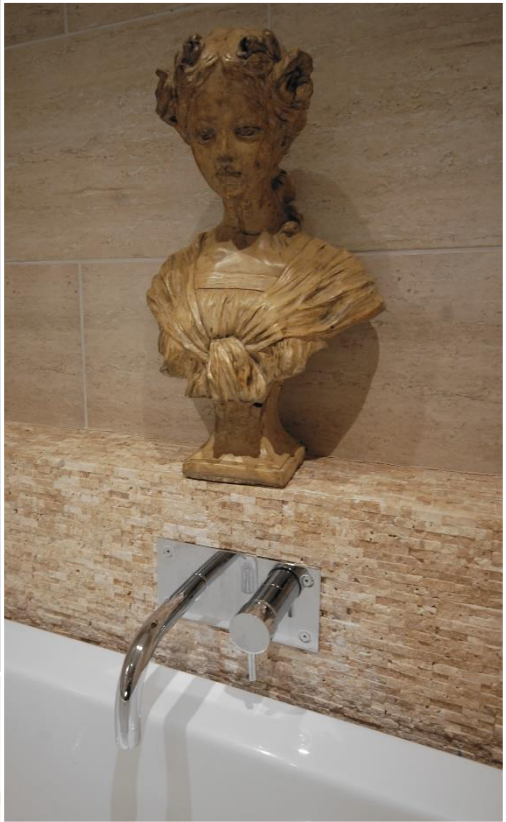








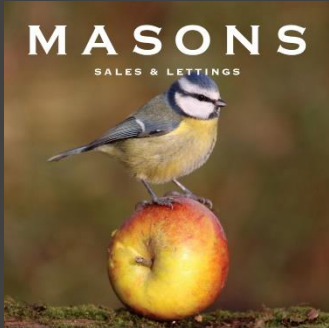
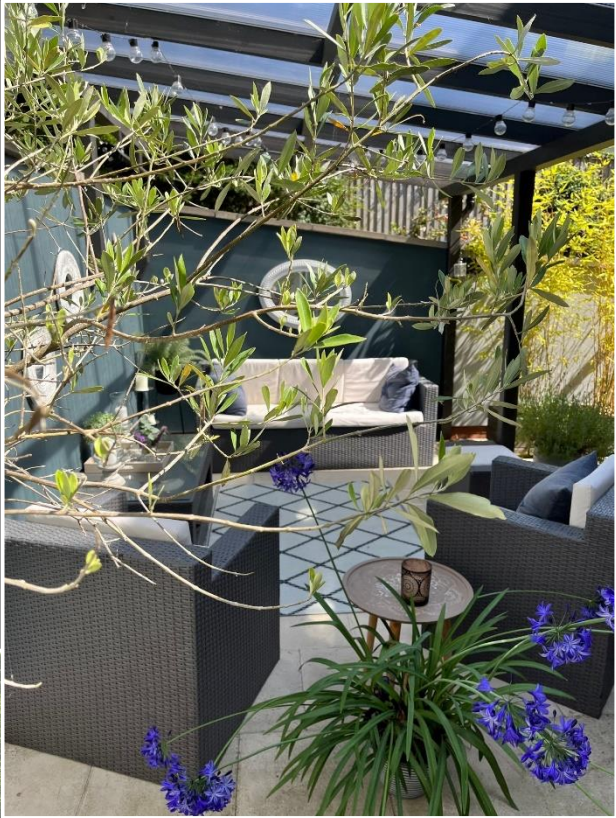
















Directions

From St. James' Church in Louth, proceed north along Bridge Street into Grimsby Road and take the first left turn along St. Mary's Lane. At the end of the road, turn right at the junction and proceed away from the town. On reaching the roundabout, take the second exit and the entrance to Avalon will then be found after a short distance, where the road forks. The house is set well back from and above the road on the right side.

The Property

Believed to have been constructed in 1937 in a traditional style strongly associated with this era, the house has been recently transformed by a single- and two-storey rear extension. The main roof is of pitched timber construction covered in Rosemary style tiles with flared eaves and the house has uPVC double glazed windows with heating provided by a gas combination central heating boiler located in the garage. The single storey rear extension has a fibreglass roof.

The extension has created superb family accommodation to include a master bedroom en suite, three further double bedrooms and family shower room on the first floor, hallway with staircase and gallery landing above, cloakroom/WC, a sitting room/snug at the front of the house and an exceptional open plan lounge, family room, dining area and modern fitted kitchen of superb proportions. In addition to the kitchen which is open plan with the living space, there is a good size utility kitchen – an ideal area for appliances and a side lobby.

The house stands on a generous size plot of approximately 0.42acre (subject to survey) and is positioned well back from the road with a long approach

driveway branching at the lower end to form a parking space and leading up to an elevated parking area in front of the house whilst also giving access to the attached garage.

The rooms command some stunning views over the surrounding Wolds countryside and yet the property enjoys the convenience of being a reasonable walking distance from Louth with its many town centre facilities.

Accommodation

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

Ground Floor

The projecting tiled bay roof extends to form a canopy over the part-glazed front door with glazed fanlight above and decorative panes to the:

Entrance Hall

An attractive hallway with a staircase having painted balustrade with turned balusters leading via upper kite-winder steps to the gallery landing above. Beneath the stairs there is a door into a useful store cupboard with electric light and the electricity consumer unit with MCBs is also located here. There is a radiator with shelf over on shaped brackets, a smoke alarm, panelled doors finished in light oak to the sitting room and cloaks WC and multi-pane glazed doors with bevelled panes to the lounge and utility kitchen.

Cloakroom/WC

Fitted with a modern white suite comprising a low-level, dual flush WC and pedestal wash hand basin

with chrome pillar mixer tap and herringbone style tiled splashback. Window to the side elevation with white Venetian blind, three spotlights to ceiling fitting, light-operated extractor fan, radiator and towel rail. Oak-effect laminated flooring and high-level wall shelf.

Snug/Sitting Room

Positioned at the front of the house, this is a bright and airy room with a large semi-circular and deep walk-in bay window with a curved radiator beneath. The window commands fine views over the front garden towards the Lincolnshire Wolds beyond. Coved ceiling, further radiator and four spotlights to ceiling light fitting.

Lounge

Open-plan through a wide square archway at the rear, with the family room/dining kitchen beyond, this cosy living room also has an impressive semi-circular, double-glazed, walk-in front bay window commanding the same exceptional views towards the Wolds as from the sitting room/snug. There is a fireplace with a Wiking log burning stove inset on a flagstone hearth. Substantial shaped TV shelf to the side and two further windows on the side elevation overlooking the side patio beyond and fitted with white Venetian blinds, as is the front bay.

Open Plan Family Room, Dining Area and Fitted Kitchen

Enjoying a tremendous feeling of space, this contemporary living area has oak-effect laminated flooring throughout and enjoys a light and airy environment with windows to the sides and rear elevations, together with wide double-glazed French

doors and glazed side panels on the rear elevation and further double-glazed French doors on the side elevation. There are multiple LED ceiling downlighters, two radiators and sockets for a wall-mounted TV in the kitchen area.

The dining area is set into a projecting rear bay with a chandelier point above whilst the kitchen has an excellent range of modern built-in units with a Tewkstone woodgrain-effect finish and contrasting oak-effect work surfaces and upstands. The units are fitted with numbered and lettered doorknobs and comprise base cupboards and drawers including deep pan drawers, a tall larder cupboard, wall cupboards with a pelmet light beneath, stainless steel one and a half bowl, single drainer sink unit having chrome mixer tap with hose and an island unit with further base cupboards beneath. Radiator to the kitchen area with multiple ceiling LED downlighters and two low pendant lights over the island. There is an internal window and oak connecting door to the utility room. Once again, the windows in this area are fitted with white Venetian blinds.

To one side is the Leisure stainless steel and glazed Cuisinmaster electric range cooker with ceramic five plate top and warming plate, two main ovens, smaller oven and grill; above is a glazed and stainless-steel cooker hood. There is a wall-mounted digital central heating programmer to the rear wall of the kitchen.

Utility Kitchen

An excellent size creating a practical space away from the open plan entertaining kitchen and having further base and wall units in white with metal handles and woodgrain-effect roll-edge work surfaces. There is

space for a tumble dryer, space with plumbing for a washing machine and for a dishwasher, ample space for an American style fridge/freezer and the oak-effect laminated floor covering extends through from the kitchen. Two strip lights, extractor fan, side window and radiator. Painted four-panel door to the:

Side Lobby

With uPVC double-glazed patio door to the rear, side part-glazed (single-glazed) door to outside, coat hooks to wall shelf and light.

First Floor

Gallery Landing

L-shaped with a painted balustrade in grey extending around the stairwell and contrasting the lighter grey walls. Wide window over the upper staircase kitewinder steps, part-sloping ceiling above and further window to the front elevation with white Venetian blind and enjoying the excellent far-reaching views to the Wolds. Radiator, smoke alarm, six ceiling LED downlighters and trap access to the roof void. There are painted double doors to a large linen cupboard with fitted shelving and the doors leading off the landing have a light-oak panelled finish.

Master Bedroom (front)

A spacious double bedroom enjoying a wonderful view from the large front window towards the Wolds and also having two windows on the side elevation. Part-sloping ceiling, radiator and square walk-through opening towards the en suite bathroom with recess at the side fitted with clothes rails and shelving.

Ensuite Bathroom

With a contemporary white suite comprising a flared panelled, free-standing bath with chrome tap and spout to a mosaic-tiled plinth beyond; low-level, dual-flush WC and suspended vanity wash hand basin with two drawers beneath, having long metal handles, mosaic-tiled splashback above and chrome pillar tap. Side window, extractor fan, LED downlighters to the ceiling and oak-effect laminated floor covering. Light oak panelled door from the bedroom.

Bedroom 2 (front)

A lovely double bedroom with a wide, walk-in, semi-circular bay window enjoying splendid views towards the Wolds and positioned beneath the projecting front gable roof with shaped brackets on each side. Radiator and part-sloping ceiling.

Bedroom 3 (rear)

A good size double bedroom with rear window enjoying views over the main garden and countryside beyond. Recess to the rear with oak-effect desk and shelving over, and a further deeper recess ideal for a free-standing wardrobe. Radiator, three LED spotlights to ceiling fitting and trap access to the extension roof void.

Bedroom 4 (rear)

A fourth double bedroom and again, well designed with a recess having fitted birch-effect desk and white shelving over, together with a deep recess for a free-standing wardrobe. Radiator, rear window enjoying garden views as from bedroom three and three spotlights to ceiling fitting.

Family Shower Room

A bright, ultra-modern shower room with a superb wide ceramic-tiled shower cubicle having large and smaller inset, glazed screens enclosing the shower area. Chrome Aqualisa Quartz shower mixer unit and circular drench head, together with extractor fan and spotlights over. White suite of low-level, dual-flush WC and vanity wash hand basin with drawers beneath having long metal handles and a square design pillar tap. The wash basin has stepped travertine splashbacks and an LED illuminated mirror over. Part-sloping ceiling, oak-effect laminated floor covering, radiator and stainless-steel towel rail. LED downlighters and window on the side elevation.

Attached Garage

With light, power points, electricity and gas meters and high-level storage recess at the rear. The condensing, gas-fired combination central heating boiler is also positioned within the garage.

Outside

The property is approached over a gravelled driveway which is initially shaped to form a parking and turning area close to the front boundary, before continuing up and across the front of the house and leading to the attached garage. The banked front garden is laid to lawn with hedgerows to the boundaries, and steps with metal handrails lead up from the driveway to a pathway leading around the front bays and to the main entrance. There is a pathway around the garage to the rear of the house while on the west side, a screen fence in pale green has a matching screen door and step up to the side patio.

This area is finished in paving slabs and is presently a space for garden dining furniture. There is a shrubbery border and pathway leading up to the main garden.

A sheltered and secluded, walled patio and seating area has been formed immediately behind the house with a timber-framed canopy over part, a wide rendered retaining wall in subtle contrasting colours to the garden beyond with shaped bushes above and a paving slab and gravelled base. This area is illuminated at night by wall up/downlighters and forms an ideal space for summer evenings with family.

The main garden at the rear comprises an elevated and gently inclined lawn of good size enclosed by fencing and mixed hedgerows with wooded hillside beyond. To the side there is a gravelled patio shaped with block paved border and shrubs, a painted timber garden shed at the side, fencing and trelliswork for climbing plants. The blue Wendy House will not be included in the sale.

Generally, the grounds are enhanced by many mature trees, many positioned in neighbouring gardens and framing some incredible views over the hills which become more apparent with the changing seasons when vivid autumn colours give way to scenic Wolds panoramas – an outlook which changes continuously and always belying the close proximity to the town.

Viewing: Strictly by prior appointment through the selling agent.

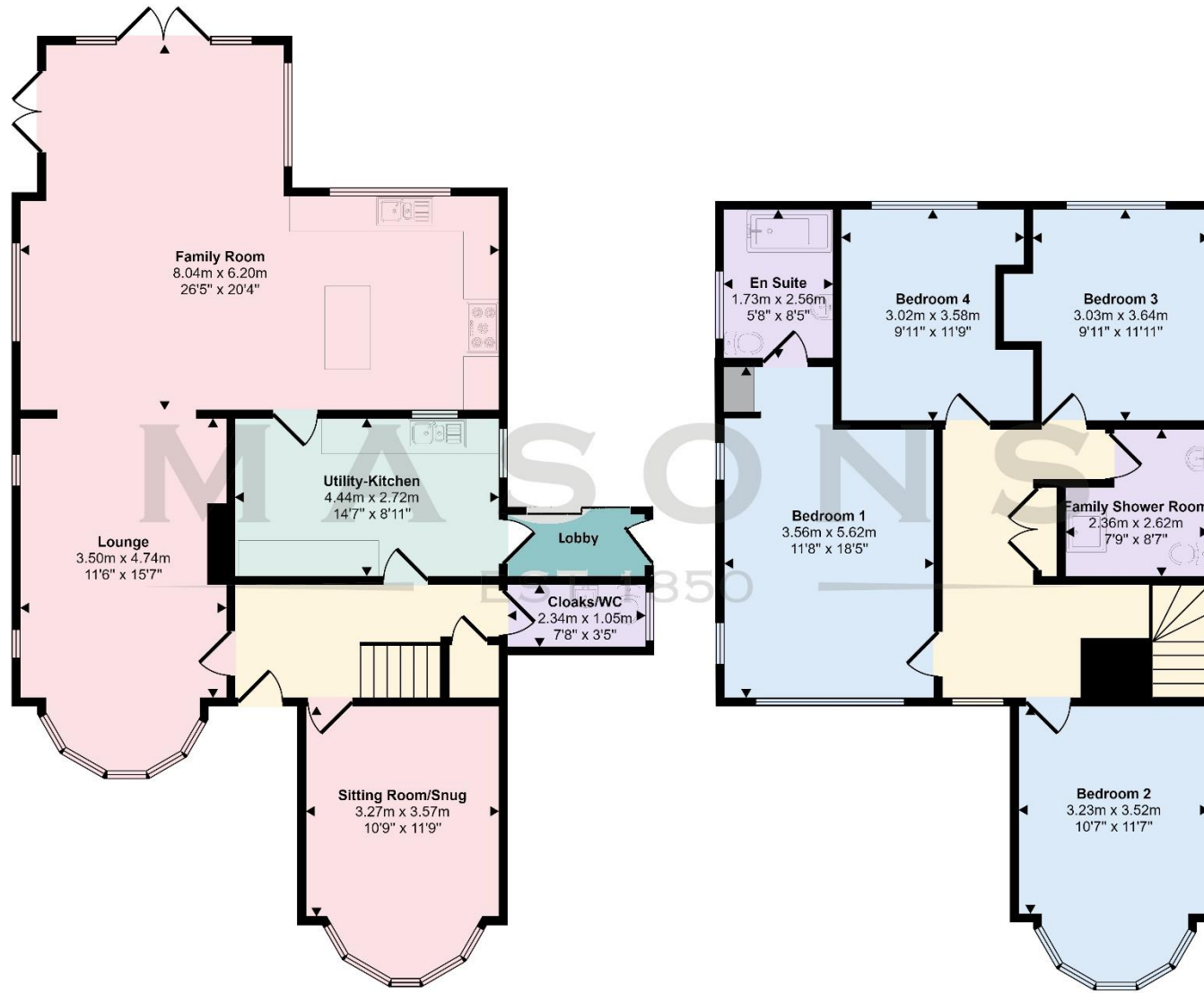
Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools/academies. There are numerous cafes, bars pubs and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a modern sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf club 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. Kenwick Park to the south-east is a leisure centre with country golf course, swimming pool and an equestrian centre.

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, electricity and water whilst drainage is to a private system, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.

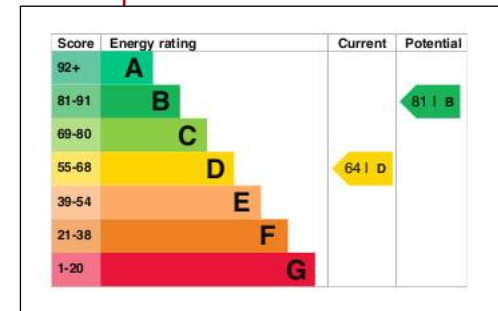


Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Floor Plans and EPC Graph



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