



27 Harrier Road

Louth LN11 0ZL

M A S O N S

EST. 1850

27 Harrier Road, Louth, Lincolnshire LN11 0ZL

A superbly designed 4-bedroom semi-detached family house with driveway, garage, sunny enclosed rear garden and positioned facing an open grassland area with swale on the edge of this residential area of town. Exceptional master bedroom with Sharps bedroom furniture and ensuite shower room, modern fitted kitchen with appliances, family bathroom and cloaks/WC, attractive hallway and landing, efficient gas central heating system and uPVC double glazed windows.



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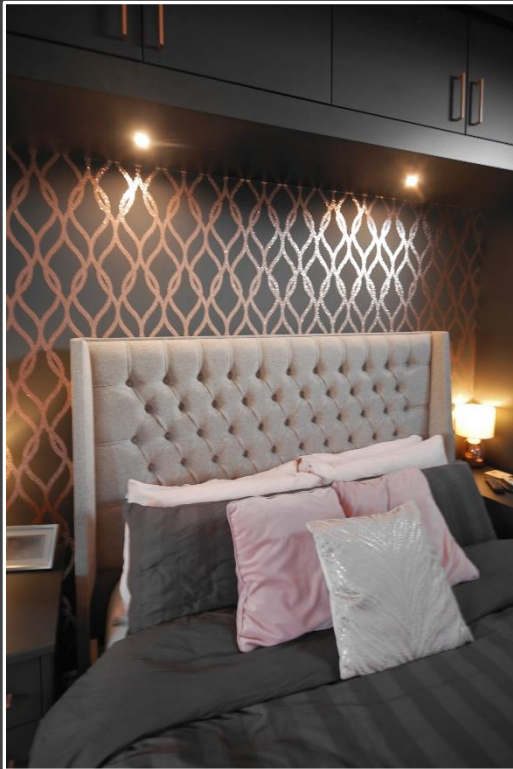














Directions

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 to the very end of the road and then bear left along a small section of Harrier Road, leading to just four properties. Number 27 is the third property on the left facing the grassland and swale on the edge of this development.

The Property

Completed in December 2018 and having the balance of a 10 year guarantee, this well-designed family house has brick-faced principal external walls beneath a high pitched roof structure covered in concrete tiles. Heating is provided by a modern condensing Ideal gas central heating boiler and there is an insulated hot water cylinder with expansion vessel providing pressurised domestic hot water. The interior doors are finished in white and are of four panel design. The present owners have owned the property from new and a number of improvements were carried out to include an excellent contemporary range of built-in bedroom furniture by Sharps to the exceptional second floor master bedroom, additional kitchen units to the kitchen, built-in drawer units to the lower understairs area, additional power

points in the garage and an external power point in the garden.

The house has been well maintained, provides superbly-designed family accommodation of excellent proportions and is ideally located for a family, on the very edge of this residential development overlooking and enjoying access to the grassland and swale area which is partially enclosed by post and rail fencing. The latter has pathways leading back towards the town on each side and provides an enviable open outside space for a young family to enjoy.

In addition to the driveway and garage, there is additional parking opposite the house as the recessed driveway is understood to belong to number 27.

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 house has a main front entrance with a bright red composite, part-glazed (double-glazed) door into the hallway. Above the front door there is a canopy porch with moulded brackets and to the side is an external up/down lighter.

Entrance Hall

An attractive reception area with the staircase having white painted, pillared balustrade leading to the first

floor. Two three-branch ceiling lights, mains smoke alarm, metal-cased electricity consumer unit with MCBs, radiator and digital central heating thermostat.

Oak-effect floor covering, modern handle-less drawers in white beneath the lower staircase and four-panel door to a good-sized understairs store cupboard with shelving.

Cloak Room/WC

White suite comprising low-level, dual-flush WC and pedestal wash hand basin with single lever mixer tap. Part ceramic-tiled walls, light-operated extractor fan, radiator and oak-effect floor covering.

Lounge

An excellent family room of generous proportions enjoying a south-east view over the main gardens through double-glazed French doors with matching side panels. This is a bright and airy room with radiator, TV aerial point and an independent digital wall thermostat.

Dining Kitchen

Well fitted with contemporary range of units having smart matt grey facings with metal handles and "cinnamon" woodgrain-effect work surfaces with Metro style ceramic-tile splashbacks.

There are base cupboard units, a four-drawer unit, an integrated faced dishwasher, integrated fridge

freezer and a built-in electric double oven with grill and four ring gas hob over, together with a faced cooker hood having downlighters, above.

Matching range of wall cupboard units, top opening wall cabinet units over the single drainer, stainless steel, one and a half bowl sink unit with single lever mixer tap and high-level display shelf-units above.

Window on the front elevation with low sill adjacent to the dining area and providing attractive views over the grassland and swale on the opposite side of the driveway. Oak-effect floor covering, 6 spotlights to ceiling light fitting, extractor fan, radiator and digital controller for the Ideal condensing gas-fired central heating boiler located in the cupboard adjacent and which is serviced annually.

First Floor

Landing

With balustrade extending for a short distance around the stairwell. Radiator, two three-branch ceiling lights and built-in shelved cupboard with metal-framed shelving and clothes rail, together with an airing cupboard containing the Therma Evocyl insulated hot water cylinder with immersion heater, together with the expansion vessel for the pressurised hot water system; linen shelving over the cylinder.

Door from the landing to an Inner Lobby with space to create a work station and front window with Venetian blind overlooking the green swale area.

Radiator, three-branch ceiling light and staircase with white handrail leading up to the second floor.

Bedroom 2 (rear)

A good size double bedroom with radiator and rear window overlooking the main garden.

Bedroom 3 (front)

A good size single or smaller double bedroom with radiator and front window also enjoying views across the swale and grassland.

Bedroom 4 (rear)

A deep single bedroom with radiator and rear window.

Family Bathroom

White suite of panelled bath with chrome shower mixer unit over, handset on rail and glazed side screen; pedestal wash hand basin with single lever mixer tap and low-level, dual-flush WC. Part ceramic-tiled walls in grey and contrasting textured full-height ceramic tiling around the bath. Tiled ledge shelf with mirror over, oak-effect floor covering, light-operated extractor fan and chrome ladder-style radiator/towel rail.

Second Floor Master Bedroom

A superb and especially spacious master bedroom fitted with a comprehensive range of Sharps furniture

and approached by the staircase from the first-floor lobby, with white pillared balustrade extending along the stairwell to create a gallery.

The built-in bedroom furniture is finished in anthracite grey with contrasting copper-coloured long handles and includes a built-in range of wardrobes with clothes rails and shelving. High-level store cupboards over the wide bed recess which will accommodate a King or Super-King Bed with LED downlighters and projecting base drawer units, one with side opening cupboard.

The bedroom furniture has been built into the semi-vaulted ceiling which has a double-glazed skylight window with blackout-blind on the rear roof slope and there is a window to the front elevation presenting far-reaching views. Radiator, two wall lights, mains smoke alarm and connecting door to the:

En Suite Shower Room

An excellent size with part-sloping ceiling and double-glazed rear skylight window with black-out blind. Textured part ceramic-tiled walls in pale grey and subtly contrasting darker grey matching tiling to the wide shower cubicle with glazed screen and door, chrome shower mixer unit and handset on rail.

White suite of pedestal wash hand basin with single lever mixer tap and low-level, dual-flush WC. Shaver socket, chrome ladder-style radiator/towel rail, ceiling light and light-operated extractor fan. Oak-effect floor covering.

Outside

The main garden is positioned at the rear of the house and enjoys the sun throughout the day, with the principal area laid to lawn and patios immediately behind the French doors of the lounge and towards the rear of the garden for the evening sun.

The rear patio extends around the rear of the garage and there is a flagstone-paved pathway leading to the side pedestrian door into the garage. There are borders with ornamental shrubs and small trees, external up/downlighters to the side wall of the garage and screen fencing with a ledged and braced door form the driveway. Outside tap, wall light by the French doors and satellite dish to the rear wall.

Semi-detached Garage

with a mono-pitched tiled roof and main sectional up-and-over door at the front, the interior fitted with power points, LED strip light and a floating wall shelf.

At the front of the property there is a small area of lawned garden with slate borders and a flagstone pathway leading to the front door. To the side of the house is the tarmac-paved driveway providing good parking space in addition to the garage and supplemented by the owned parking/turning space opposite the front elevation.

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 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, 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 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 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, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C. There is an annual maintenance charge for the shared cost of maintaining the common garden areas of the development. This last amounted to £238. 32.



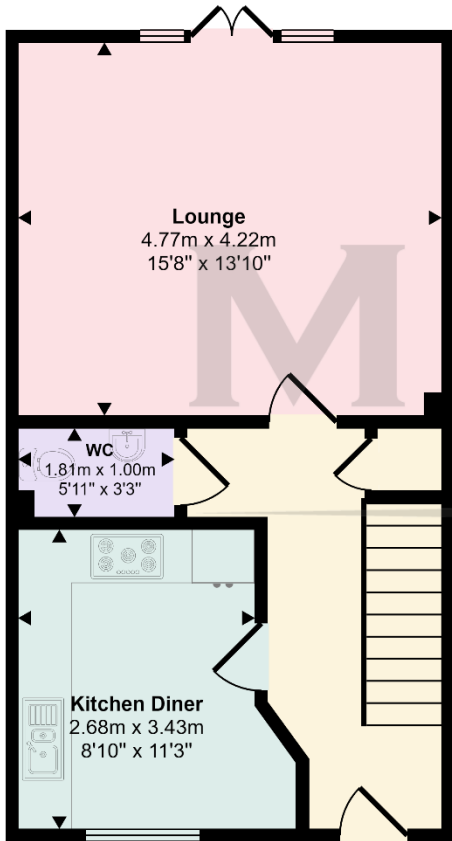
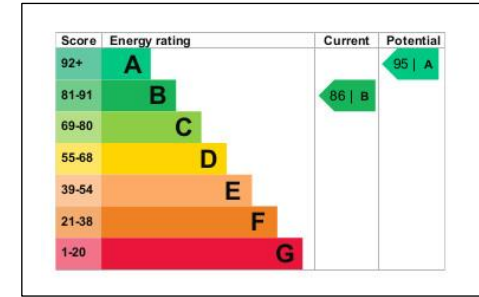
St James' Church, Louth

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

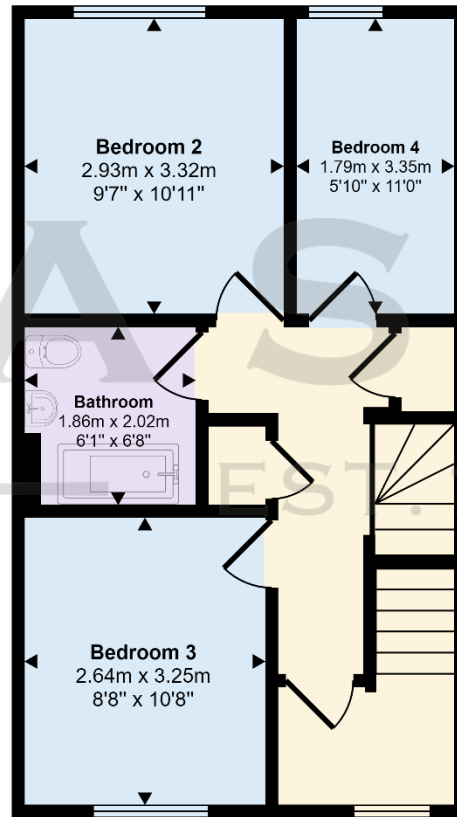
Floorplans and EPC Graph

NB a PDF of the full EPC can be emailed on request

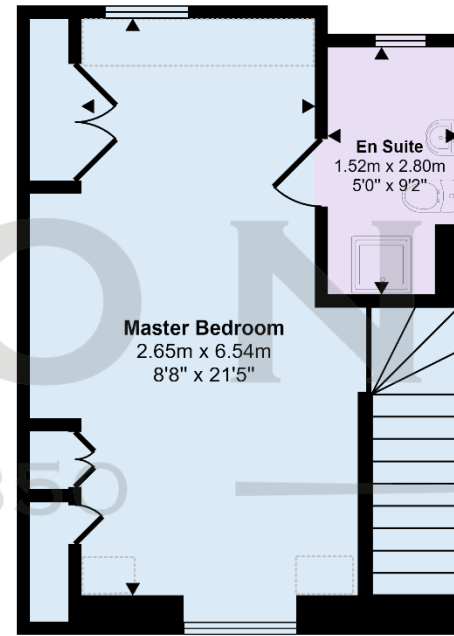
Approx Gross Internal Area
138 sq m / 1483 sq ft



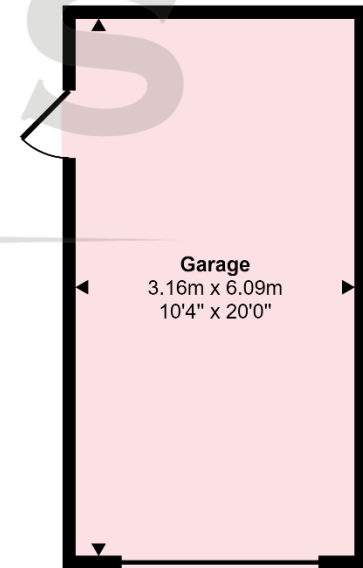
Ground Floor
Approx 43 sq m / 462 sq ft



First Floor
Approx 43 sq m / 461 sq ft



Second Floor
Approx 33 sq m / 354 sq ft



Garage
Approx 19 sq m / 207 sq ft

Denotes head height below 1.5m

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.



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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 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;
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