



14 Eresbie Road, Louth  
LN11 8YG

MASONS  
EST. 1850

## 14 Eresbie Road, Louth, LN11 8YG

This home is a stunning example of a modern, semi-detached residence situated within this popular position in Louth within walking distance to amenities. Presented to an exceptional standard throughout, the property offers comfort and style in equal measure and in our opinion, must be viewed internally in order to be fully appreciated. A more recent alteration to convert the garage into an extra reception room creates superb open plan living to the sitting and dining rooms ideal for first time buyers and families.

The property benefits from uPVC double glazing, gas central heating with parking space to the front and good-sized, low-maintenance gardens. A modern fitted kitchen with built-in appliances and granite work top extends through an opening into the full width conservatory, while upstairs three generous bedrooms and family bathroom complete the accommodation.



## Directions

From St. James' Church travel south along Ugate to the traffic lights and turn left along Newmarket. Follow the road for some distance, eventually passing The White Horse pub on the right hand side where the road becomes Kenwick Road. Bear left at the bend along Legbourne Road and turn first left into Eresbie Road, take the first right turning into the shared block-paved driveway where the property will be found towards the end on the left.

## The Property

The property is believed to date back to 1998 and has brick-faced cavity walls with a pitched timber roof construction covered in tiles. The property is situated on a very quiet, no-through part of the road within a popular estate close to the town centre and benefits from uPVC double-glazed doors and windows. Heating is powered by way of a gas-fired combination boiler which is located in the loft. Later





alterations to the property include conversion of the integral garage to create a further open plan reception room as well as the addition of the superb conservatory situated to the rear. The property also has its own private parking area to the front of the house.

#### Accommodation

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

#### Entrance Hall

Accessed via a part-glazed uPVC door into the foyer having grey painted walls and tiled floor. Coat hooks to side and central heating programmer to wall. Six-panel internal doors with door to the left giving access to:



### Cloaks/WC

Low level WC and wash hand basin, frosted glass window to side and grey painted walls. Tiled floors.

### Sitting Room

Centrally positioned and being open plan to the dining room and lounge by way of archways creating an excellent entertaining space. Smart grey painted walls and wood-effect flooring. Staircase leading to first floor, understairs storage cupboards, high-level electrics and connections for wall-mounted TV. Window to the front and opening through to:

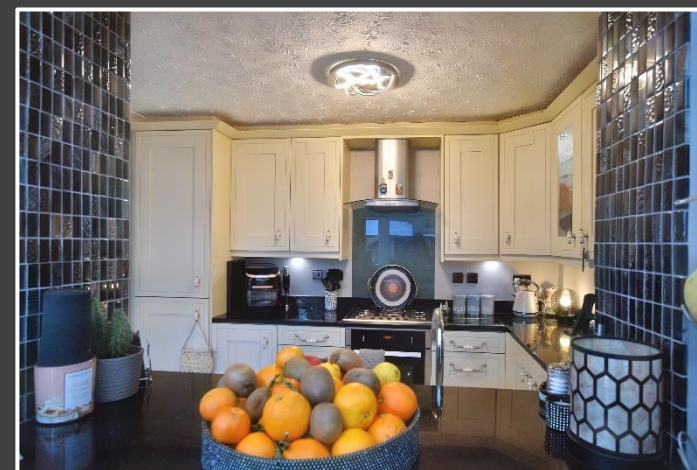


### Lounge

Having previously been the garage and converted to a very high standard to provide a superb, cosy living space with window to front and wood-effect flooring. Smart decoration and ample space for sofas.

### Dining Area

Open plan to sitting room and having double patio doors to conservatory and





further door to kitchen. Ample space for large dining table and continuation of wood-effect flooring. Smart radiator cover to side.

#### Kitchen

A high specification, modern kitchen with a range of base and wall units finished in Shaker style doors with a range of cupboards and drawers. Black granite work surfaces with matching upstands. One and a half bowl ceramic sink with chrome mono mixer tap and a good range of integrated appliances including tall fridge/freezer, single electric CDA oven and five-ring CDA gas hob with extractor above. Space and plumbing provided for washing machine and also having lighting to kick boards and wall cupboards. Attractive tiling to floor. Opening above sink to conservatory and to side is an archway leading through to:

### Conservatory

Superb P-shaped conservatory with dwarf brick walls and fully glazed perimeter in uPVC windows with obscured polycarbonate roof panels, double patio doors into the rear garden. Wood flooring, lighting to side and grey painted walls with feature wall covering to one end.

### First Floor Landing

Having white painted timber banister and spindles, loft hatch providing access to roof space where the boiler is located and smoke alarm to ceiling. Cupboard to side providing useful storage and shelving for laundry with carpeted floor.

### Bedroom 1

A large double bedroom with window to the front, grey painted walls and double doors into the built-in wardrobes with shelving and hanging space. Spotlights to ceiling and carpeted floor.





### Bedroom 2

Situated to rear, also with double doors to built-in wardrobes. Window overlooking the garden. Fitted wall shelves and carpeted floor.

### Bedroom 3

A final good-sized bedroom currently having large wardrobes situated within with sliding doors, window to front, grey carpet and also having door giving access to a large storage cupboard.

### Family Bathroom

A superbly re-fitted suite having fully-tiled walls and floor in grey colours. P-shaped shower bath with thermostatic mixer having hand attachment and rainfall shower head attachment. Shower screen to side. Fitted solid black quartz worktop to side having wash hand basin and back to wall WC with useful storage shelf below. Shaver point and extractor fan to wall with chrome heated towel rail to side.





Frosted glass window to rear, spotlights to ceiling with coloured downlighters set within perimeter.

#### Outside

At the front of the property is a block-paved driveway providing parking. Grass area to side with tree and paved pathway leading to the front door. Lighting provided and gate to side of the property providing access to rear garden. Down the side of the property is useful storage space for bins with a covered roof providing dry storage.

#### Rear Garden

Fully enclosed by high-level timber fencing painted in grey. The majority of the garden is laid to low maintenance Astro turf. To one corner is a useful summer house ideal for relaxing in of a summer's evening. Further paved patio area to far corner with border made from low maintenance shingle with large laurel hedge to side and a range of mature bushes and trees. Immediately adjacent the conservatory





is a large paved riven stone patio area ideal for outdoor dining.

#### Location

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

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf 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.

### 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.



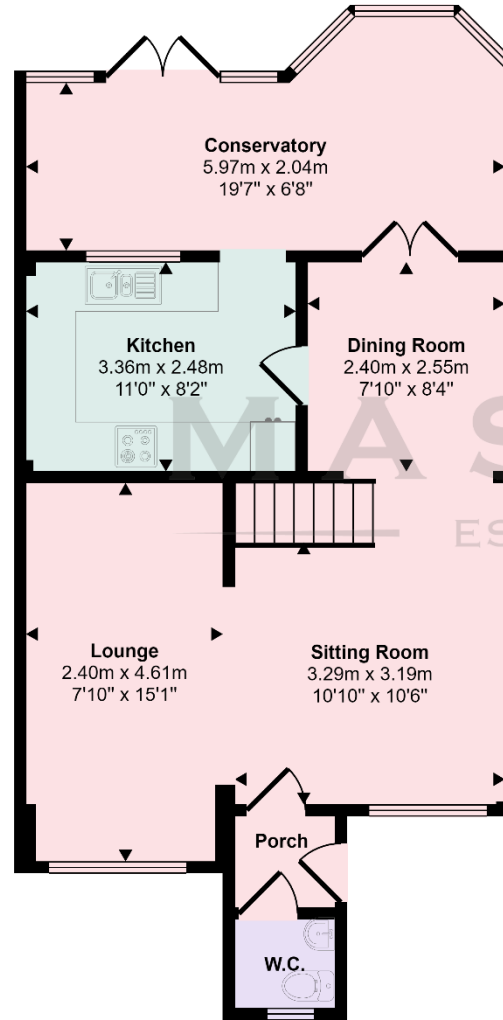
# Floor Plans and EPC Graph

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

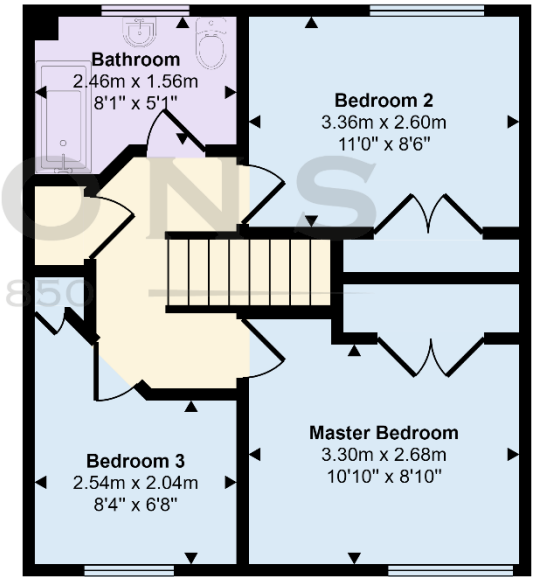
EPC HERE



Approx Gross Internal Area  
98 sq m / 1059 sq ft



Ground Floor  
Approx 59 sq m / 633 sq ft



First Floor  
Approx 40 sq m / 426 sq ft

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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