



1 Mayfield Crescent
Louth, LN11 8EQ

MASONS
EST. 1850



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01507 350500

A superbly appointed four bedroom bungalow positioned on a popular, quiet road within the market town of Louth, having undergone renovations and extension in recent years. The property is finished to a very good standard with high quality fixtures and fittings offering versatile living with the benefit of a converted garage providing an office or gym.

The property comprises a stunning open plan kitchen diner, lounge, four double bedrooms and bathroom with ample off-street parking and completely private rear garden, making this an excellent opportunity not to be missed.



Directions

From St. James' church travel south on Ugate, turning left at the traffic lights onto Newmarket. Proceed for some distance until the road becomes Kenwick Road and after a short distance, take the first left into Mayfield Crescent and the property will be shortly found on the left side.

The Property

This detached bungalow is believed to date back to around 1936, having later extensions with the latest to the rear providing the lounge, which was added approximately 10 years ago, at which point the entire property was extensively renovated internally and externally, with the exterior of the property being entirely rendered in grey. The detached garage adjacent was also converted to a useful office or gym or similar, having been completely insulated to floors, walls and ceiling and this could still be returned to garage if required having retained the remote electric roller door. Heating is provided by a gas-fired central heating system supplemented by a hot water cylinder located in the loft. In addition, the property also has uPVC-framed, double-glazed windows with matching fascias, soffits and guttering.





Accommodation

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

Kitchen Diner

A stunning open plan room with a large range of base and wall units finished in matt Shaker style with chrome handles. Large range of cupboards and deep pan drawers with pull-out storage units and having roll-top, woodblock-effect laminated work surfaces with matching upstands. One and a half bowl resin sink, spotlights to ceiling and oak-effect Karndean flooring. Matching central island unit with further cupboards and worktop. An Extensive range of built-in appliances including a Blomberg double electric eye-level oven, Baumatic five-ring induction hob with extractor above, Blomberg dishwasher and Blomberg built-in washing machine, together with tall larder fridge and tall freezer unit. To one end is the Worcester Bosch gas heating boiler set within a cupboard. Window and



part-glazed door to the front and two large storage cupboards to side of dining area. The room opens into reception area with ample space for dining table and sofa with high-level window to side, continuation of Karndeian flooring and spotlights and pendant to ceiling. High-level electrics for wall-mounted TV with opening through to:

Rear Lobby

With part-glazed uPVC door leading to side passage. Oak-effect Karndeian flooring with door through to:

Lounge

Superbly proportioned reception room with large window overlooking the garden. Feature chimney breast with inset electric stove fire and timber mantelpiece, spotlights to ceiling and carpeted floor.

Hallway

Having six-panel doors giving access to bedrooms and bathroom. To one side are two sets of storage cupboards providing ample space for laundry, shoes or coats. Loft hatch providing access to the boarded loft space providing extensive storage and also housing the hot water



cylinder and expansion tank. Frosted glass window to far end and central heating thermostat to wall, white painted walls and grey carpeted floor, smoke alarm to ceiling.

Bedroom 1

A very large double bedroom with window to side, extending through to a dressing area with two sets of twin wardrobes providing extensive storage. There is ample space within this room to provide en suite if required. Feature wall covering and carpeted floor. High-level electrics for ceiling-mounted TV.

Bedroom 2

Having two sets of wardrobes with double doors providing useful storage. Window to side and carpeted floors.

Bedroom 3

A further double bedroom with window to side overlooking driveway. Newly fitted carpet and built-in wardrobe with sliding door, high-level electrics for wall-mounted TV.



Bedroom 4

A further well-proportioned double bedroom having large bay window to side overlooking driveway with wall and ceiling-mounted light points, feature wall covering and grey carpeted floor.

Family Bathroom

A smart, modern four-piece suite consisting of walk-in shower with electric unit and curved glass screen, panelled bath and wash hand basin with cupboards below. Tiling to all wet areas in attractive light colours. Back to wall WC with storage cupboards to side, large chrome heated towel rail. Tile-effect Karndean flooring, frosted glass window and spotlights to ceiling with extractor fan.

Outside

To the front of the property is a lawned area with block-paved pathway around the perimeter leading to front door. Pedestrian gate onto pavement with dwarf brick boundary wall. Fencing to side boundary and a good range of mature shrubs and bushes to low-maintenance gravelled borders. Access to right side of property via a further gate. To the side, double metal gates give access to large block-paved driveway providing parking





for multiple vehicles with outside tap to side. Timber gate leading into:

Rear Garden

A superb, completely private rear garden having a westerly aspect providing afternoon and evening sun. Large lawn area with the remainder set to good quality riven slab paving. Pathway and gravel providing access to garage, water collection butt to side of bungalow. Boundaries made up of high-level timber fencing while to the side is a useful timber potting shed with glazing to one side.



Office/Gym

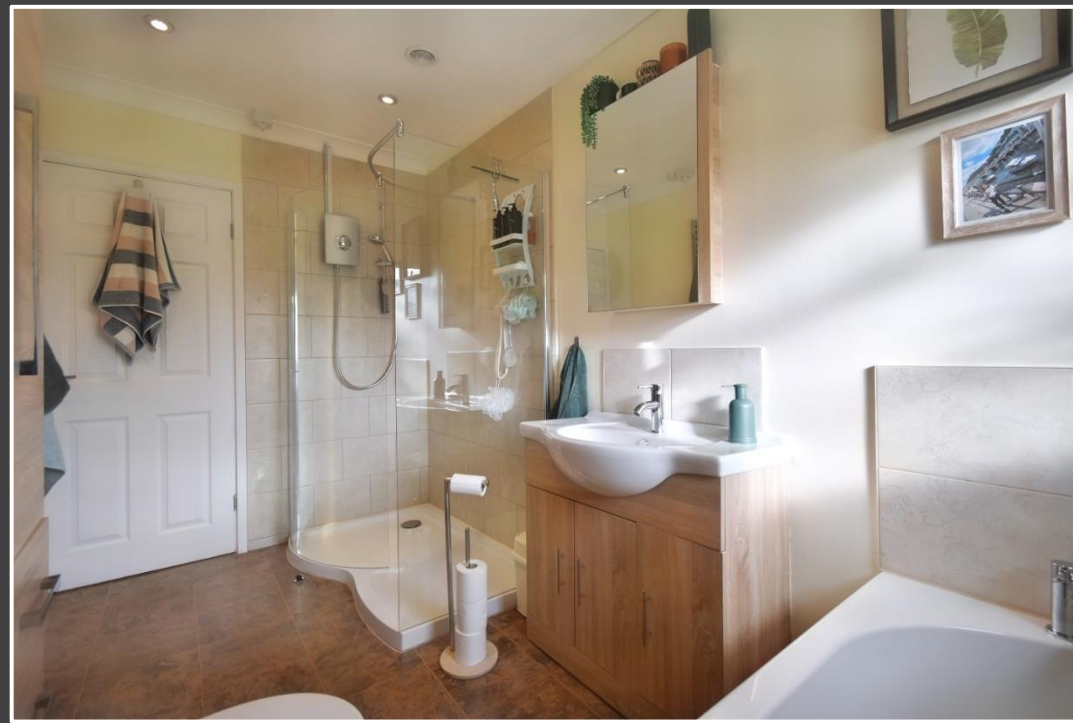
A very versatile building having previously been the single garage, now converted with insulated floors, walls and ceiling, built in complementary design to the main dwelling having anthracite grey remote roller door to the front and side window and pedestrian door. The building offers very versatile use for a multitude of purposes such as craft room, workshop, office, gym, etc. With fully plastered walls with lights and electric. Extractor fan to

wall and tile-effect vinyl cushion flooring. Electric consumer unit to wall. The building could still be converted back to a garage should the purchaser wish to do this.

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 B.



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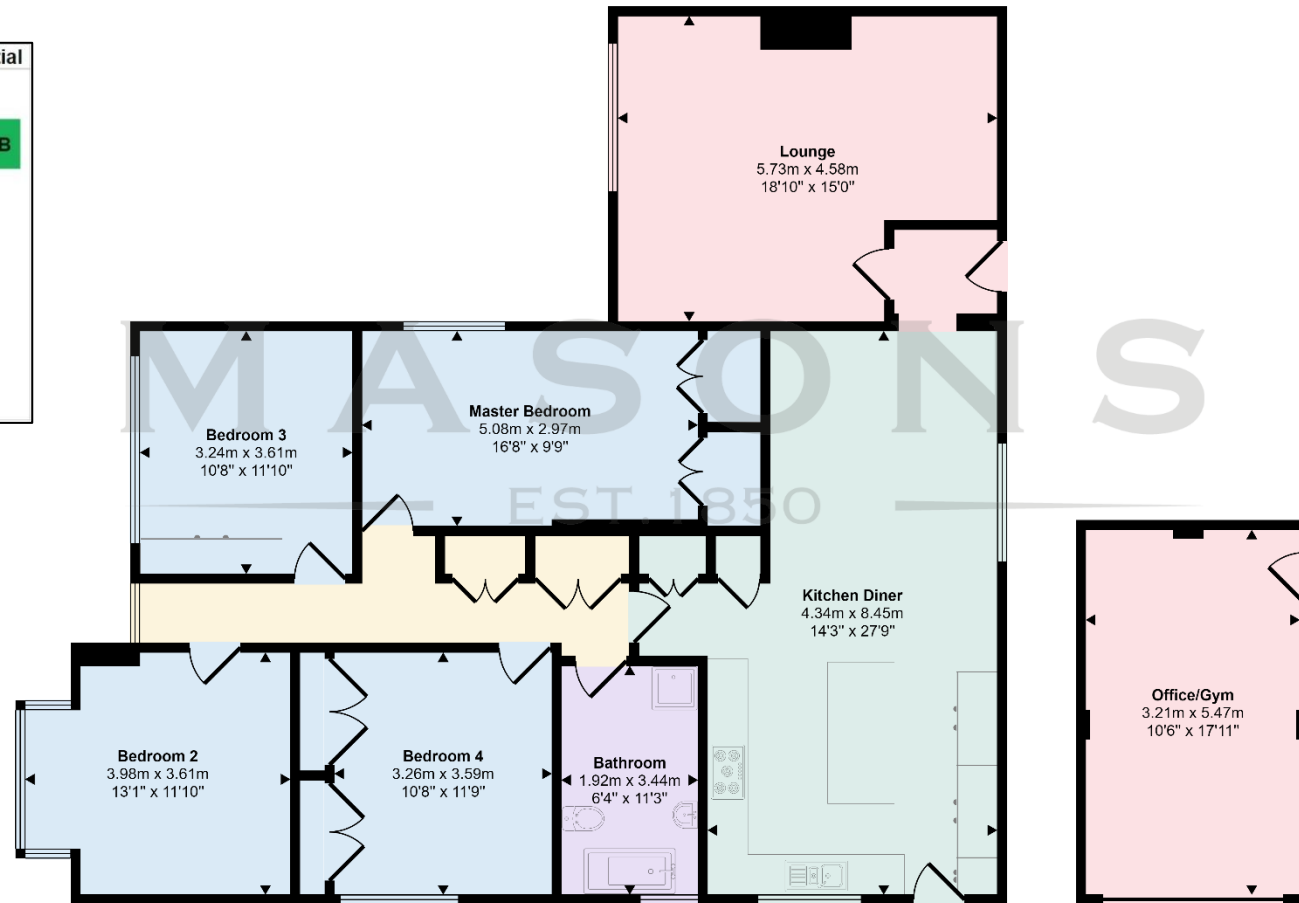




Floor Plans and EPC Graph
 NB A PDF of the full Energy Performance Certificate can be emailed on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
 159 sq m / 1712 sq ft



Ground Floor
 Approx 142 sq m / 1523 sq ft

Office/Gym
 Approx 18 sq m / 189 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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Important Notice

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