



23 Kestrel Drive  
Louth LN11 0GE  
**M A S O N S**  
EST. 1850



A smart and well-presented detached family house with a contemporary interior and an attractive rear garden together with a driveway past the house to the garage beyond. 3 bedrooms, ensuite shower room, family bathroom, hall with cloaks/WC off, lounge and superb fitted dining-kitchen. Gas central heating system and uPVC double-glazed windows.



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**Directions**

From St James' church proceed along Little Eastgate into the town centre and continue along the one-way system at the junction. At the second mini roundabout take the first exit along Ramsgate and then take the second exit onto Ramsgate Road at the next mini roundabout. Turn third left into Victoria Road and then right at the crossroads along Keddington Road. Kestrel Drive is the fourth left turn and after a short distance, there are twin private driveways to the left. Take the second of these and 23 is tucked away at the end of this short driveway shared by just three houses.

**The Property**

Constructed during the late 1990's this well-maintained family house has buff-coloured brick-faced principal walls with contrasting red brick plinth and string courses under a pitched concrete tiled roof with a small gable to the front elevation. There are uPVC double-glazed windows and heating is by a gas central heating system. A long driveway provides excellent parking for several cars and leads to the semi-detached garage – built to complement the house with brick walls and block piers under a pitched concrete tiled roof.

The house stands extremely well at the end of the private shared driveway with attractive mature gardens to both front and rear together with a timber garden shed tucked away at the side.

The rooms have a contemporary feel, and the original separate dining room has been combined with the kitchen to create a superb fitted dining-kitchen with French doors onto the patio and garden.

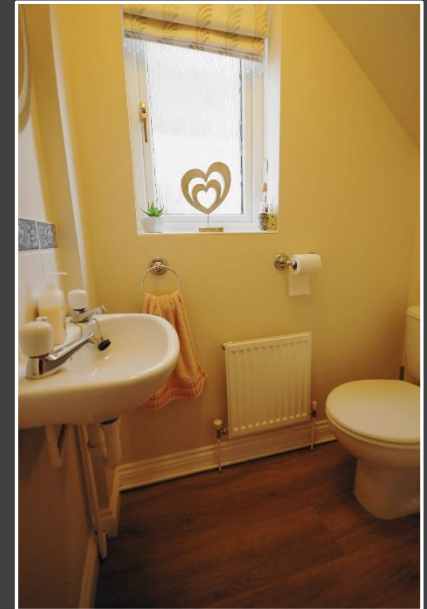
**Accommodation**

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

**Ground Floor**

**Main Entrance**

At the front of the property with an attractive tiled canopy porch on shaped brackets, outside light adjacent and a composite part-glazed (double-glazed) door with frosted panes and window adjacent to the:





### Entrance Hall

A bright reception area with staircase having pillared balustrade in dark grey complementing the neutral wall colours and contrasting white skirting boards, doors and architraves. Karndeans oak-effect floor covering, coved ceiling with smoke alarm, high-level electricity consumer unit with MCBs and wall-mounted central heating thermostat. Door to understairs store cupboard and doors leading off to the lounge, dining kitchen and:

### Cloakroom/WC

Conveniently located with a white suite comprising a low-level WC and bracket wash hand basin with ceramic-tiled splashback having a decorative border. Window on the side elevation with ceramic-tiled sill, radiator and Karndeans oak-effect flooring extending through from the hallway.

### Lounge

Positioned at the front of the property and decorated in subtle contemporary tones, the lounge has a window on the front elevation, coved ceiling and an electric fire set into an ornamental surround with moulded frame and mantel shelf in pale grey. Double radiator and light dimmer switch for the ceiling light.









**Dining Kitchen**

A superb bright and modern room fitted with a range of in-frame kitchen units finished in cream with ornate handles and comprising base cupboards extending to form a peninsula dining bar, oak block work surfaces with ceramic-tiled splashbacks in contrasting tones, wall cupboard units, three drawer base unit with lower pan drawers and a tall unit with integrated fridge/freezer. Neff glass and stainless steel electric oven with grill, Bosch four-ring gas hob above and Cook and Lewis cooker hood finished in black with a curved glazed canopy, downlighter and blue LED mood lighting. White ceramic single drainer sink unit with lever mixer tap over, Ideal Classic gas central heating boiler concealed within one of the wall units and operating in conjunction with a digital programmer below. The base units culminate in a curved corner cupboard unit beneath the dining bar and there is a double part-glazed cabinet to one side. Oak-effect Karndean flooring extends through from the hallway and there is an anthracite grey, tall designer radiator with a textured matt finish, ceiling downlighters, rear window with ceramic-tiled sill and white uPVC double-glazed French doors presenting an attractive view across the garden and opening onto the rear patio. High-level power point and aerial socket for a wall-mounted TV. Pelmet lighting above the work surfaces beneath the wall cupboard units. Venetian blind to the rear window.









**First Floor**

**Landing**

With window on the side elevation having a Venetian blind. Radiator, trap access to the roof void and door to recessed airing cupboard containing the foam-lagged hot water cylinder with immersion heater and linen storage space.

**Bedroom 1 (front)**

A smart master bedroom with radiator, window on the front elevation and aerial cable in place for a wall-mounted TV. Built-in range of wardrobes finished in cream and comprising two double wardrobes, one having part mirror doors and fitted internally with clothes rails, drawer unit and high-level shelving. Ceiling light operating on a dimmer switch. Door to:

**En Suite Shower Room**

With a white suite comprising a low-level WC and vanity wash hand basin – oval in shape set into a roll-edge white surround with ceramic-tiled splashbacks having an ornate border and shaver socket above. Ceramic-tiled shower cubicle also finished in white ceramic tiling with decorative blue border and inset tiles, a Triton shower mixer unit with flexible handset on wall rail and a high-level glass shelf. Radiator and window on the front elevation with Venetian blind. Extractor fan.







#### Bedroom 2 (rear)

A double bedroom, well designed with a recess housing a free-standing wardrobe of good size which will be included in the sale. Radiator and rear window overlooking the attractive rear garden.

#### Bedroom 3 (rear)

An L-shaped single bedroom of good size, also designed with a recess suitable for a free-standing wardrobe. Radiator, two wall shelves, three spotlights to ceiling light fitting and window on the rear elevation also overlooking the main garden.

#### Bathroom

With a light-coloured suite comprising a panelled bath with two grips and shower fittings to the mixer tap, pedestal wash hand basin and low-level, dual-flush WC. Part ceramic-tiled walls extending to high level in the shower area above the bath and onto the window sill of the side window which has a Venetian blind. Radiator, shaver socket and travertine tile-effect floor covering. Extractor fan.









### Outside

At the front of the property there is a lawned garden shaped to a gravel driveway which leads past the property to the semi-detached garage. The front garden has two gravel beds with ornamental trees and a wide shrubbery border with ornamental plants, bushes, spring bulbs and a mixed hedgerow along the side boundary.

The main garden is positioned at the rear of the property and is particularly attractive, having been landscaped to create a shaped centre lawn with gravel pathways leading along each side and across the rear. The pathways veer around rockery and flower borders with exotic palm-style trees to one side, shrubs, bushes, bulbs and various bedding plants. By the French doors from the dining-kitchen there is a flagstone-paved patio of good size in grey with a white gravel border and the garden is separated from the gravel driveway by post and rail fencing with a complementary gate. Timber garden shed at the side and storage space at the rear of the garage.

### Semi-Detached Garage

Brick built with block piers, a pitched concrete-tiled roof and an up and over door at the front. Internally, the garage has light and power.





**Viewing**

Strictly by prior appointment through the selling agent.

**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 has 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 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.

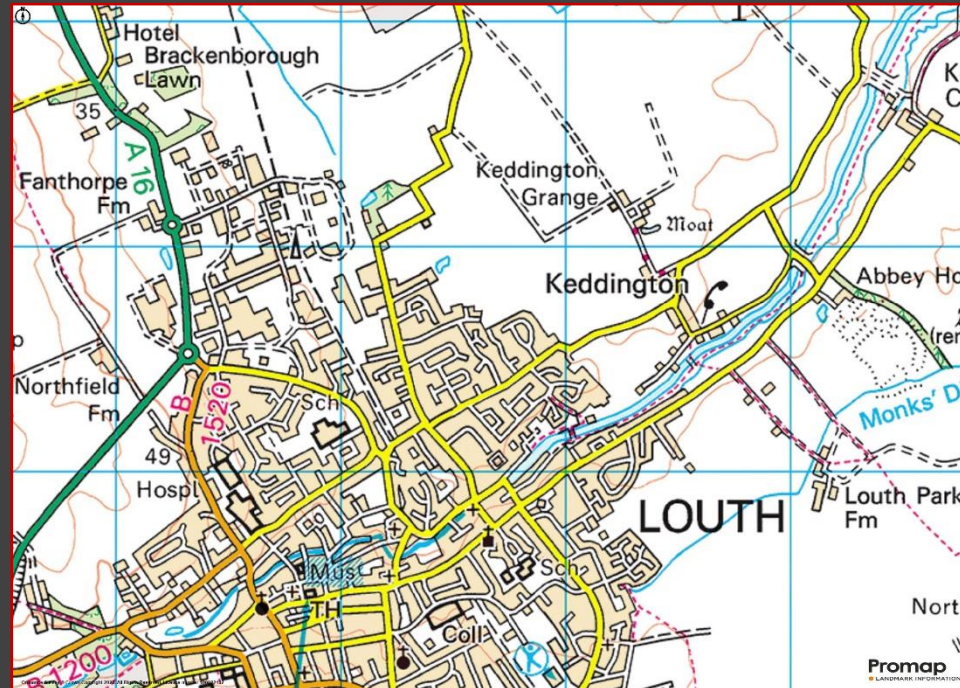
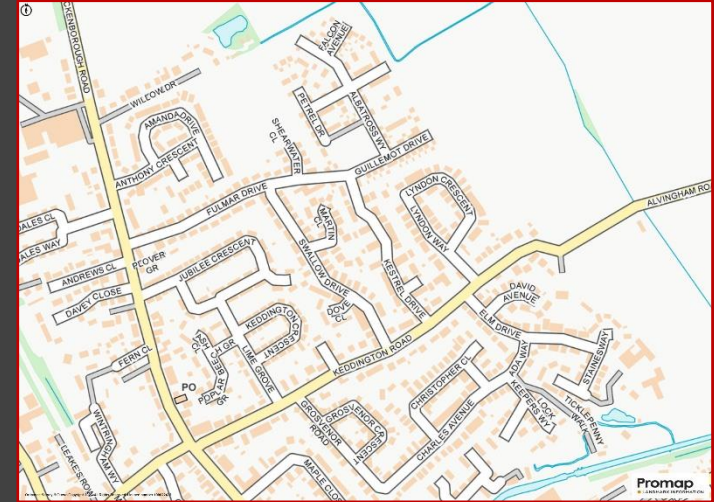
Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

**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.

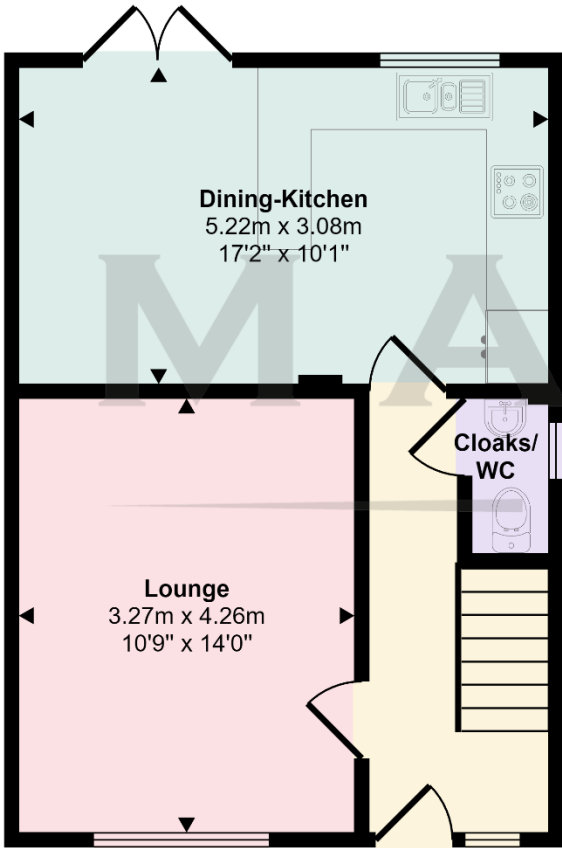
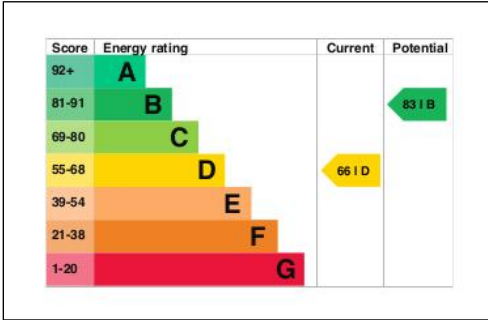
*Location Maps*



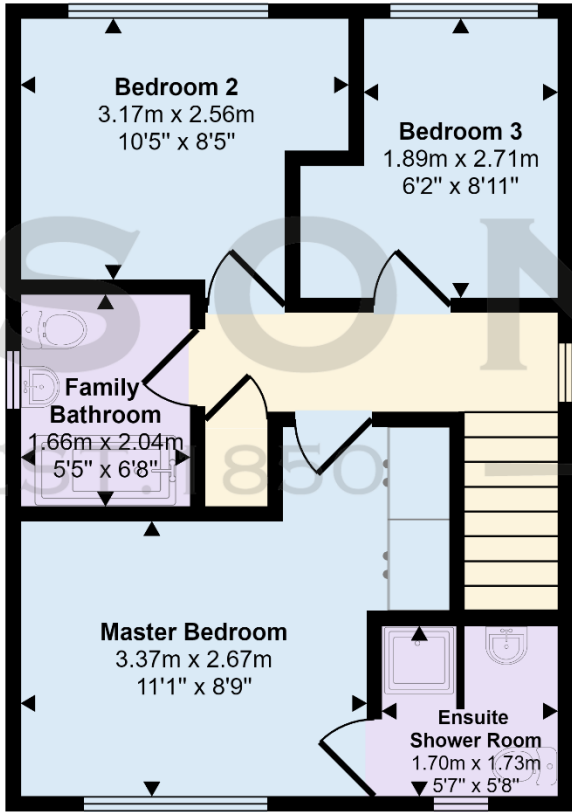


**Floorplans and EPC Graph**  
 NB the full EPC can be emailed as a PDF on request.

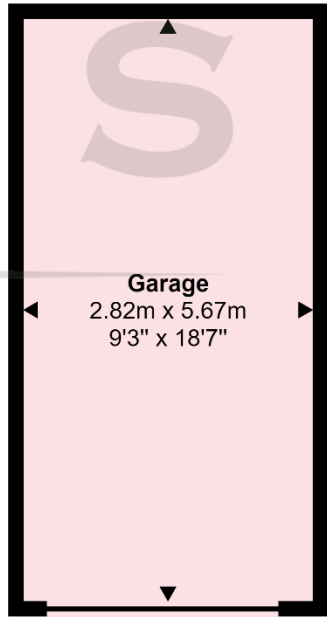
**Approx Gross Internal Area**  
 94 sq m / 1017 sq ft



**Ground Floor**  
 Approx 39 sq m / 417 sq ft



**First Floor**  
 Approx 40 sq m / 427 sq ft



**Garage**  
 Approx 16 sq m / 172 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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 (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; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

**MASONS**  
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