



2 Martin Close, Louth, LN11 0SS

**MASONS**  
EST. 1850

## 2 Martin Close, Louth, LN11 0SS

A superbly appointed, spacious three bedroom detached bungalow situated in a quiet cul-de-sac within a popular residential area of Louth market town. A very generously sized property benefitting from a good plot with south-westerly rear garden with an adjacent double garage. The property briefly comprises a smart and modern breakfast kitchen, spacious hallway with WC off, lounge opening into a conservatory, three large double bedrooms and a superbly sized shower room. The property is well maintained with low-maintenance gardens making this an ideal ready to move into home.



### Directions

From St. James' Church in the centre of Louth proceed south along Uppgate and take the second left turning along Mercer Row. Proceed to the far side of the town centre and at the second mini roundabout take the first exit along Ramsgate and at the next mini roundabout take the second exit along Ramsgate Road. Take the second left turn into Victoria Road, proceed to the crossroads and turn right along Keddington Road. Follow the road and take the third left turning into Swallow Drive, then continue until the right turn into Hawksmede Way, take the left into Martin Close and the property will be shortly on the left.

### The Property

This excellently appointed and high-spec bungalow is believed to date back to 1980 having brick-faced cavity walls with pitched roof and clay pantile covering. The property benefits from fully double-glazed uPVC windows and doors with matching uPVC fascias, soffits and guttering. Heating is provided by way of a Worcester Greenstar gas combination condensing boiler. Adjacent the property is the detached double garage of the same construction.





#### Accommodation

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

#### Breakfast Kitchen

Having a good range of base and wall units finished in Shaker style ivory with chrome handles, square edge, slate-effect laminated work surfaces with matching upstands. Good range of deep pan drawers and pull-out storage unit. One and a half bowl stainless steel sink with space to end for large free-standing fridge/freezer. Built-in eye-level Blomberg double electric oven and four-ring Lamona gas hob with extractor above, one cupboard also housing the Worcester gas-fired central heating boiler. Space and plumbing provided for washing machine and tumble dryer/dishwasher. Large breakfast bar area extending, which could be removed to create space for a dining table if required. Built-in pantry to side with shelving. Tile-effect floor, windows to two aspects and part-glazed uPVC door leading into rear garden.

#### Central Hall

With six-panel doors into principle rooms, carpeted floor and having a smart sun tunnel creating natural light and large loft hatch giving access to the roof space with built-in drop-down timber ladder and boarded space.

#### Cloaks/WC

Low-level WC, hand wash basin, frosted glass window to side and wood-effect flooring. Coat hooks to side.



### Lounge

A superb and spacious reception room with two windows, having a sunny, southerly aspect. Feature fireplace with marble backing and hearth with timber surround and inset coal-effect gas fire. Oak-effect laminate floor covering with sliding patio door into:

### Conservatory

Overlooking rear garden with patio doors giving access. Fitted blinds to all windows and having pitched roof with polycarbonate roof covering, ceiling fan and light unit above and having oak-effect floor.

### Bedroom

Having large bay window overlooking front and good range of built-in wardrobes with a dressing table area. Fitted Venetian blinds to bay window and carpeted floor.

### Bedroom

A further large double bedroom with windows to two aspects and having carpeted floor.

### Bedroom

The third and final double bedroom with window to side, grey painted walls and carpeted floor.

### Shower Room

A much larger than average shower room having large walk-in shower with slate-effect Mermaid panelling and Mira thermostatic shower unit. Glass screen to side and a range of fitted cupboards with attractive tiling above, back to wall WC, wash hand basin and frosted glass window. Illuminated mirror above basin with shaver point, chrome heated towel rail and extractor fan to ceiling. Tile-effect floor.

### Double Garage

Having remote electric up and over door with lights and electrics provided with window to side and further pedestrian side access door.





### Outside

To the front is a low-maintenance gravelled area with mature tree. A side access gate gives access down the left side of the bungalow. Generous block-paved driveway providing parking for multiple vehicles and giving access to the detached double garage. High-level fence to perimeter. Outside tap and lighting. Anthracite grey uPVC door giving access to the rear garden with doorbell and fitted letterbox.

### Rear Garden

A peaceful enclosed garden having a south-westerly aspect. Fencing to rear boundary with raised border planted with rose bushes and flowering bulbs. Patio area adjacent conservatory with low-maintenance Astro turf covering with shingled area to side. Water storage butt and path down the side of the property ideal for storage of wheelie bins. Overall, an excellent low-maintenance garden which benefits from a sunny aspect for the majority of the day.

### 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.

#### 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 D.



# Floor Plans and EPC Graph

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

Approx Gross Internal Area  
135 sq m / 1450 sq ft



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   B
69-80	<b>C</b>	70   C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



Floorplan  
Approx 106 sq m / 1146 sq ft

Double Garage  
Approx 28 sq m / 304 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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