



33 St. Marys Lane, Louth

LN11 0DU

Masons

EST. 1850

33 St. Marys Lane, Louth, LN11 0DU

Enjoying a prime residential location with stunning views towards St. James' Church, this well-designed, detached dormer bungalow has three double bedrooms, family bathroom, large open-plan kitchen diner, attractive lounge overlooking the gardens, cloaks WC, utility room and integral garage. Externally, the property enjoys superb mature gardens with the rear garden enjoying a southerly aspect and a quiet, private setting. While the property does require some modernisation, it represents a perfect opportunity to acquire a beautiful home in such a sought-after location.



Directions

From St. James' Church in the centre of Louth, proceed north along Bridge Street and into Grimsby Road. After a short distance bear left along St. Mary's Lane, continue past the right turning into St. Mary's Park and the property will be found on the left set back from the road.

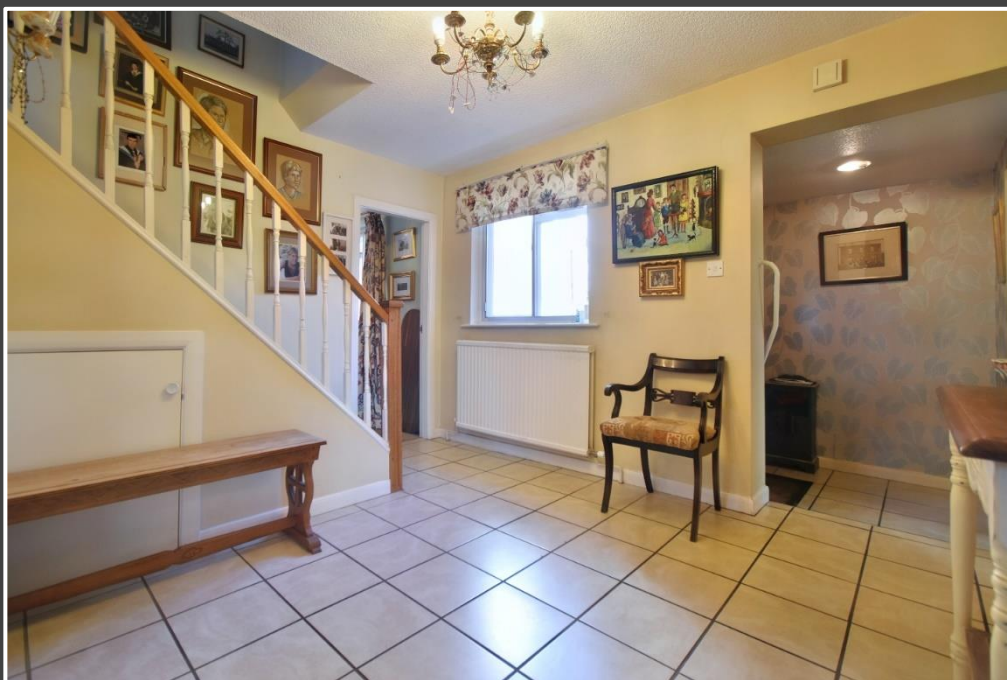
The Property

Believed to date back to the early 1980s, a dormer style bungalow having pitched roof with Rosemary style tiled roof covering and having brick-faced cavity walls. Heating is provided by way of a Worcester Greenstar gas boiler and the property has a mixture of uPVC and timber-framed windows with secondary glazing. The property is positioned on a superb plot with south-facing garden and overlooking St. James' Church.

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 timber door into the spacious hallway with window to side, staircase to first floor having timber banister and spindles, understairs storage cupboard and tiled floor.

Kitchen Diner

A superb bright entertaining space with fitted kitchen having an extensive range of base and wall units with solid timber doors, glazed wall units, matching woodblock work surfaces and contrasting stone-effect worktop to corner, having the inset single bowl stainless steel sink. Attractive tiling to splashbacks. One cupboard



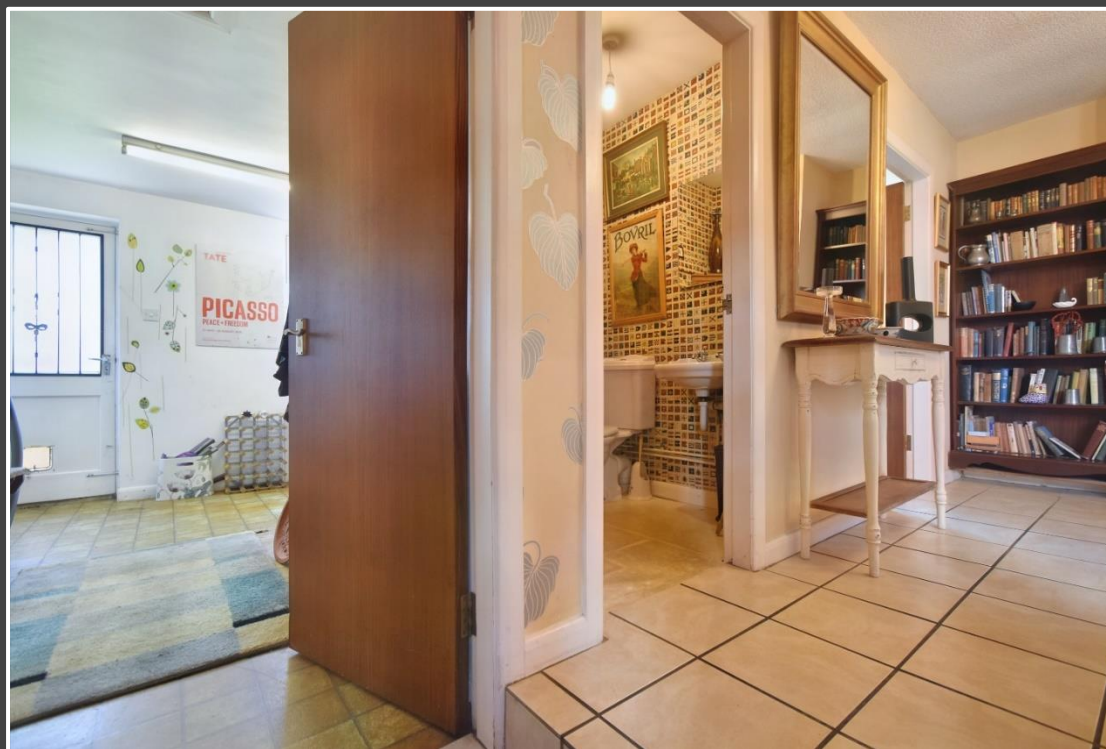
houses the Worcester gas-fired boiler. Integrated full size Neff dishwasher and to one side, the free-standing electric Belling range oven with five-ring gas hob on top and Neff extractor fan above, while to the side is the integrated Neff larder fridge and separate freezer. Window overlooking front garden. Extending through opening into dining space having sliding patio doors to side. Double doors through to:

Lounge

Bright lounge having sliding patio doors onto the south-facing gardens. Windows to side and fireplace with marble surround and hearth, timber mantelpiece and open grate fire. Carpeted floor and connecting door through to hallway.

Cloaks/WC

With low-level WC and wash hand basin, extractor fan to wall and vinyl cushion flooring. This room has the potential to be extended into the utility to create a ground floor shower room.





Utility Room

Having wall-mounted Belfast sink, space and plumbing for washing machine, window and door to rear garden, fitted shelving and range of base and wall units. Loft hatch to roof space, tile-effect vinyl floor covering and sliding door through to:

Integral Garage

With up and over door, window to rear, lights and power provided. Larger than average garage having high vaulted ceiling.

Ground Floor Bedroom 3

A double room which could be used for a variety of purposes. Window overlooking driveway, carpeted flooring.

First Floor Landing

Having carpeted floor, large skylight to side, loft hatch to roof space and large built-in storage cupboards to side fitted with shelving ideal for laundry.



Bedroom 1 (rear)

A superbly sized double bedroom with window overlooking rear garden with views of the church. Part-vaulted ceiling and having an extensive range of fitted wardrobes to side and carpeted flooring.

Bedroom 2 (front)

Window overlooking driveway and front garden. Double in size with further fitted wardrobes along one side and carpeted flooring.

Family Bathroom

Modern fitted suite having P-shaped shower bath with curved screen and Aqualisa shower unit. Low-level WC and wash hand basin, tiling to all wet areas with frosted glass window to the dormer. Heated towel rail and vinyl cushion flooring.

Front Garden

Sloped tarmac driveway leading to the single garage. Parking area to side for multiple vehicles. Please note that right of way is granted in favour of 31 St. Mary's Lane to pass through the





driveway to their rear garden with turning area. (Removal of turning area possibly open to negotiation). At the front of the property is a generously sized lawn with gradient having hedged front perimeter and mature trees giving some privacy. Access to rear garden via pedestrian gates to both sides of the house.

Rear Garden

A superb feature of the property having a southerly aspect with superb views of St. James' Church. A very private space laid predominantly to lawn with well-stocked borders having mature bushes, shrubs, flowering bulbs and trees with a more densely wooded section to the far rear boundary. Hedged perimeter to right hand side and fencing to left side. To the corner is a useful potting shed ideal for garden storage. Adjacent the lounge doors is a patio area with planted borders surrounding it, making an ideal sunny



space to relax in of a summer's evening. Outside tap and lighting. On the western side of the property is a further patio area adjacent the dining room sliding doors, which has a sunny aspect later in 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.



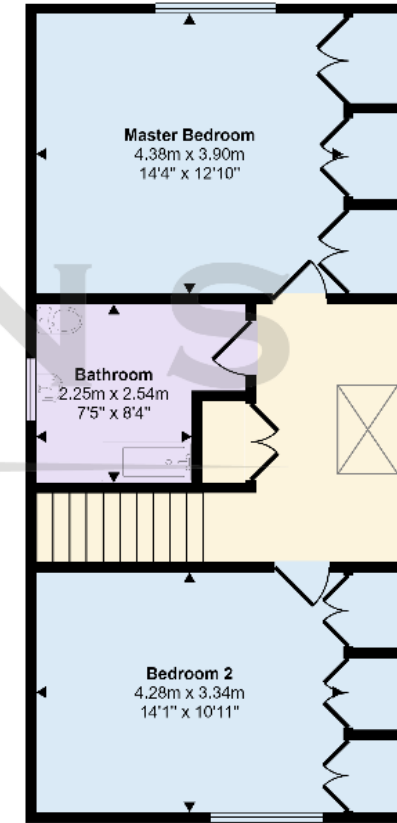
General Information

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 and water with connection to mains drainage via a pumped pit located in the garden. 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
 163 sq m / 1752 sq ft



Ground Floor
 Approx 106 sq m / 1139 sq ft

First Floor
 Approx 57 sq m / 612 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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.