

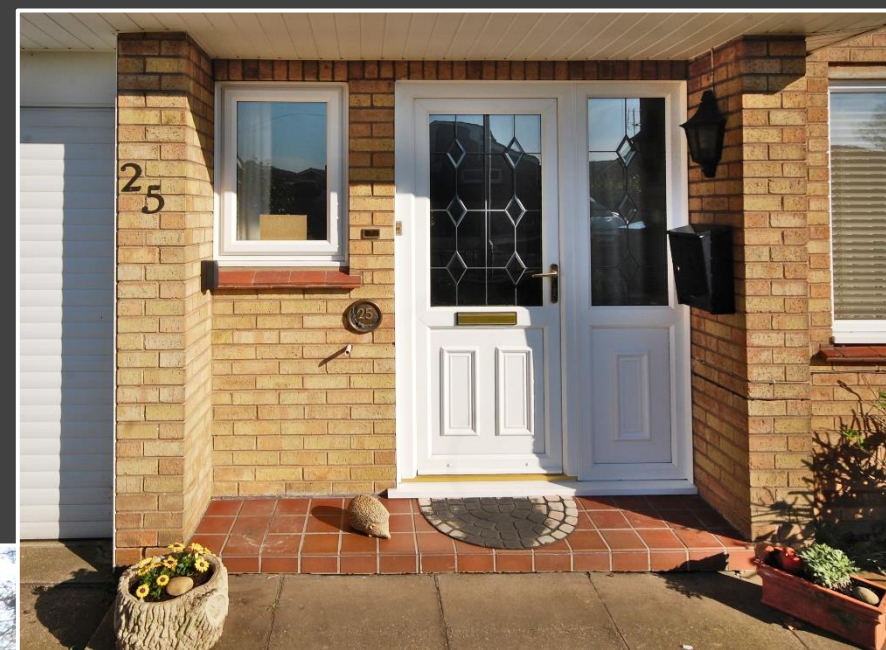


25 Staines Way
Louth LN11 0DE

M A S O N S
EST. 1850

25 Staines Way, Louth, Lincolnshire LN11 0DE

Positioned in a mature residential area of Louth market town, this three-bedroomed detached house has well-proportioned rooms, gas central heating system and uPVC double-glazed windows partly fitted with external security shutters. Attractive established garden of good size at the rear facing south-east, with a backdrop of mature trees. Driveway to attached garage with motorised remote-control door. For sale with NO CHAIN.



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Directions

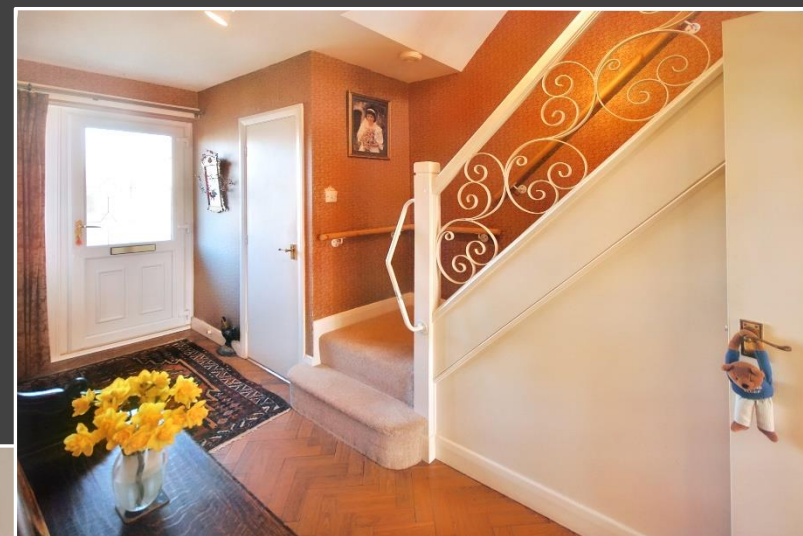
From St. James' Church proceed along Little Eastgate into the town centre and continue along the one way system at the junction. At the second mini roundabout take the first exit along Ramsgate and then take the second exit onto Ramsgate Road at the next mini roundabout. Turn third left into Victoria Road and then right at the crossroads along Keddington Road. Take the second right turning into Elm Drive and at the end of the road, turn right along Staines Way. The house is then a short distance along on the left side.

The Property

Constructed during the 1960s, this detached family house has brick-faced cavity walls with a reconstituted stone panel to the front elevation and a pitched concrete-tiled roof with deep overhanging eaves to the front and rear gables. The eaves are now clad in white uPVC fascias and soffit boards complementing the double-glazed windows and external doors. The property has a gas-fired central heating system and an independent gas boiler providing domestic hot water. There is also a gas fire to the lounge fireplace.

Some modernisation is required but the property provides well-proportioned accommodation with an open plan lounge and dining room, the latter overlooking the rear garden and generally, the rooms have large picture windows allowing light to flood into the accommodation. A more detailed account of the property is provided below.

Photo Schedule





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 Front Entrance

With deep canopy porch having white uPVC-clad ceiling and quarry-tiled step. uPVC part-glazed (double-glazed) front door with matching side panel and decorative glazing, together with an outside wall light at the side and mailbox. The front door opens into the:

Entrance Hall

A good size formal reception area with a feature hardwood parquet floor. Radiator, two ceiling spotlights, door chimes and staircase with painted handrail and wrought iron side screen, together with pine handrails leading to the first floor via a lower quarter landing. Large understairs store cupboard with coat hooks to wall rail.

Cloakroom/WC

White suite comprising a slimline corner pedestal wash hand basin with chrome mixer tap and a low-level WC with concealed cistern behind ceramic tiling. Part ceramic-tiled walls with decorative border, ceramic-tiled floor and front window with frosted glazing.

Lounge

Positioned at the front of the house and open to a framed, square walk-through archway to the dining

room at the rear, creating a spacious feel in the living area. Ceramic-tiled fireplace and hearth finished in deep green with inset gas fire, all positioned in a hardwood surround with a mantel shelf which extends the full length of the room forming a corner display shelf. Double radiator, large front window with low sill and Venetian blind; two high-level side windows and opening to the:

Dining Room

A bright and airy room with a large rear window having low sill and presenting a lovely view across the rear garden towards mature trees beyond. Double radiator and double door serving hatch from the kitchen adjacent.





Kitchen

Fitted with a range of units comprising base cupboards and drawers with oak facings, to include a faced integrated dishwasher and wall units in contrasting cream with oak trim. Roll-edge work surfaces with ceramic tile splashbacks, corner white ceramic, one and a half bowl single drainer sink unit with chrome mixer tap and full-height, three section larder cupboard to the corner.

Hotpoint electric fan oven with grill and ceramic four-plate hob with cooker hood over. Beko washing machine in recess and free-standing Lec fridge/freezer. Three spotlights to ceiling fitting, ceramic-tiled floor, double radiator and rear window overlooking the main garden. Glazed door to an:

Inner Lobby

With doors off to the shower room and garage, the lobby is open to the:

Snug/Garden Room

A cosy room positioned at the rear of the house with large window overlooking the garden, double-glazed French door and side window (with cat flap beneath) onto the rear seating area and garden. The rearmost part of this room enjoys a warm, sunny aspect during the morning and early afternoon. There are natural brick walls to the side and rear, a large radiator, two spotlights to ceiling fitting and a part-coved ceiling.



Shower Cubicle

Set back and approached over an initial area with towel rail at the side, through an acrylic glazed screen door and side panel, the cubicle has ceramic-tiled walls and a Triton Topaz electric instant shower unit. Xpelair extractor fan.

First Floor

Landing

A good size with window to the side elevation, wrought iron screen extending with painted handrail along the side of the stairwell, smoke alarm and trap access to the roof void. Built-in recessed linen cupboard with shelving. Doors lead off to the bedrooms and bathroom.

Bedroom 1 (front)

A spacious double bedroom with a wide front window having Venetian blind fitted. Radiator and recessed, built-in double wardrobe with clothes rails and double store cupboard over.





Bedroom 2 (rear)

A second spacious double or twin room (as at present) with double doors to a further built-in recessed wardrobe with storage space to the base. Radiator, large rear window overlooking the main garden, coved ceiling and three wall shelves.

Bedroom 3 (front)

A good size single bedroom with window to the front elevation having Venetian blind. Built-in recessed double wardrobe over the staircase bulkhead with clothes rail and a double store cupboard over. Radiator and coved ceiling.



Bathroom

A good size with a white, floral patterned suite having complementary ceramic-tiled splashbacks. The suite comprises a panelled bath with two grips and shower fittings to the mixer tap, pedestal wash hand basin also with a mixer tap and low-level, dual-flush WC. Oak-effect laminated floor covering, radiator, wall mirror and glass shelf. Main Medway Super gas boiler providing domestic hot water. Rear window with ceramic-tiled sill, ceiling light point and globe style spotlight. Shaver socket and small mirror-fronted corner cabinet.



Outside

The house stands behind a front garden laid to lawn with borders containing a variety of bedding plants, shrubs, spring bulbs and an ornamental tree at the side. The house is approached through a brick pillared entrance with wrought iron double gates onto a concrete and gravelled driveway which provides parking space and which extends to the side in crazy paving and flagstones, creating the main approach to the front door.

The garden is bounded at the front by a low brick wall and pillars enclosing wrought iron railings – a feature of this area favoured by the builder. There are pathways on each side of the house giving access to the rear garden and there is an outside water tap positioned by the side gate.

The driveway leads to the:

Attached Garage

With remote-control motorized roller door, single-glazed side window, gas and electricity meter cabinets, fuse boxes, pine wall shelves, light and power points. To the rear is the wall-mounted, gas-fired central heating boiler which operates in conjunction with a digital programmer. Connecting door as previously mentioned, to the lobby leading to snug, shower and kitchen.



Rear Garden

A delightful feature of the property enjoying the sun through the early part of the day close to the house and then towards the rear of the garden during the afternoon and evening. There is a paved seating area close to the snug French door and the lawned garden has a good variety of established ornamental trees, shrubs and bushes, together with borders containing spring bulbs and bedding plants. A lawn pathway has been formed around a shrubbery bed at the rear with sheltered and shaded area beneath the trees and a timber garden shed positioned in the far corner. There is an outside light to the rear wall of the snug with sensor switch.

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.

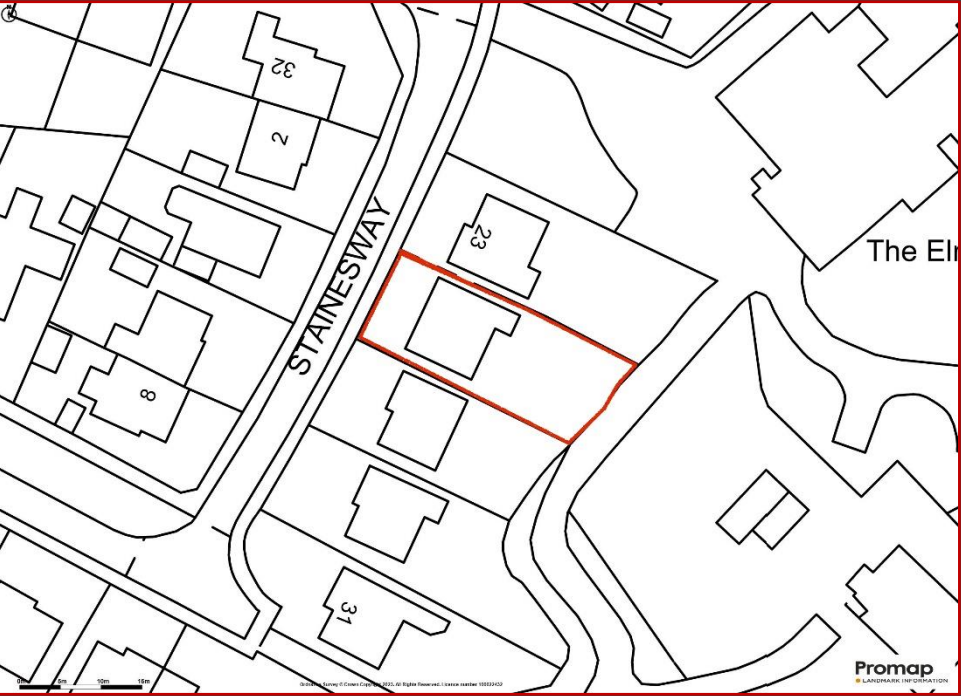
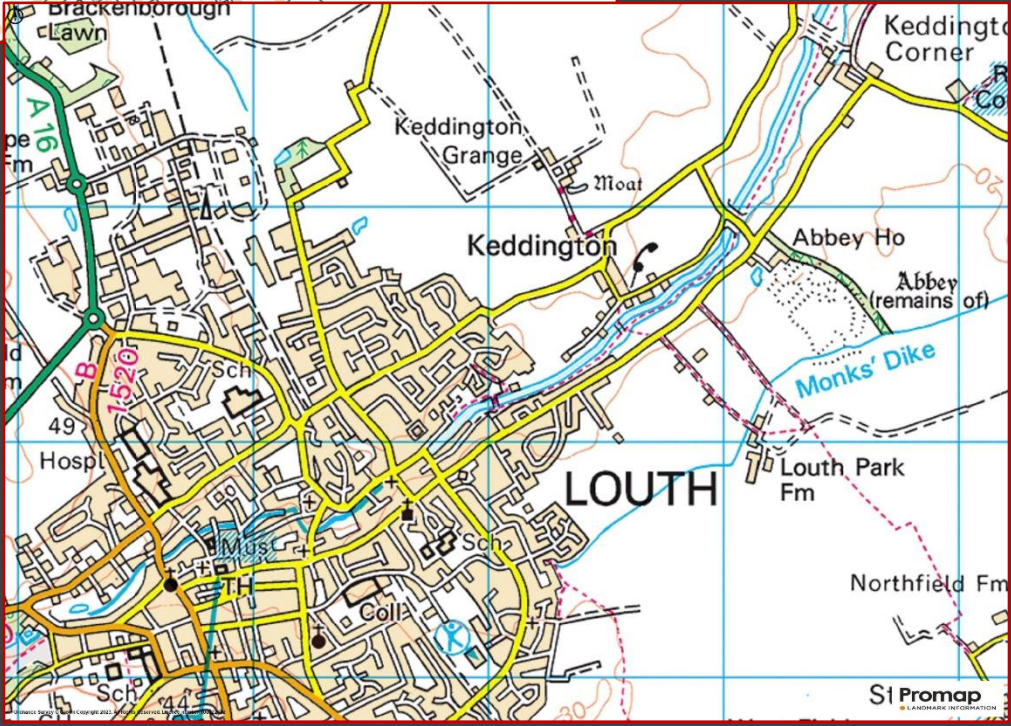
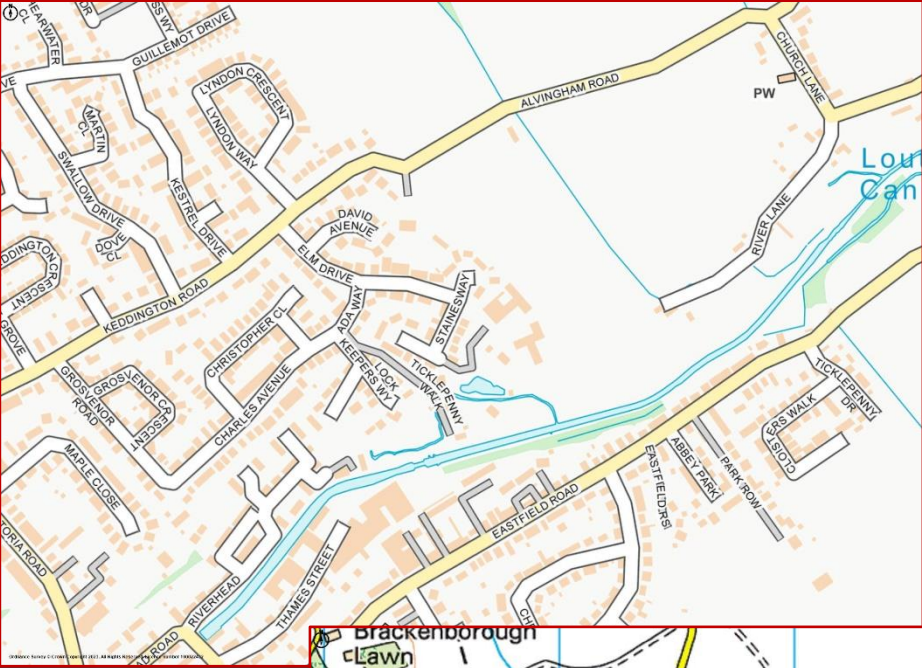
There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre 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.

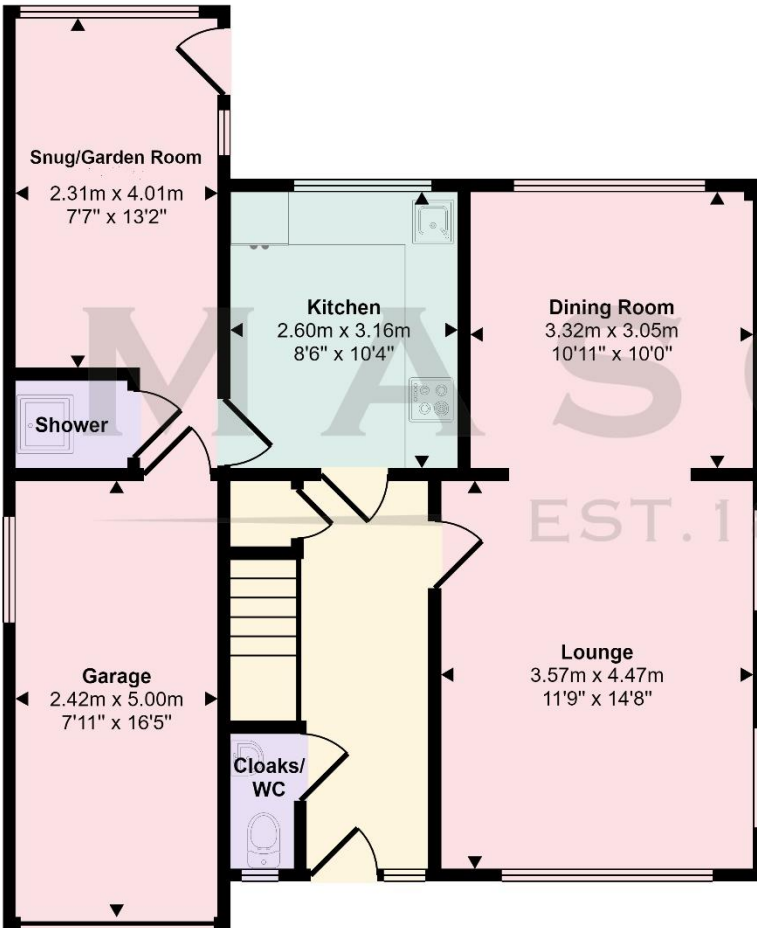
General Information

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.

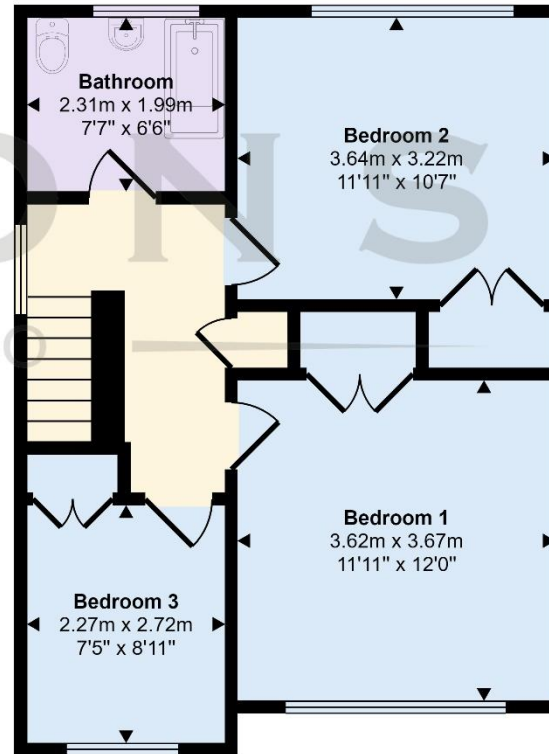
Location Maps



Approx Gross Internal Area
120 sq m / 1293 sq ft



Ground Floor
Approx 72 sq m / 770 sq ft



First Floor
Approx 49 sq m / 523 sq ft

Floorplans
And EPC Graph

NB A PDF of the full EPC
can be emailed on request

EPC graph to appear here

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.

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