



82 Brackenborough Road, Louth, LN11 0AQ

M A S O N S

EST. 1850

82 Brackenborough Road, Louth, LN11 0AQ

A generously sized three-bedroom semi-detached house situated on the outskirts of Louth market town. The property is situated on a large corner plot having extended rear garden with ample off-street parking and attached garage. Internally, the property does require a full scheme of refurbishment and modernisation which is reflected in the price. This ideal family home comprises porch, hallway, lounge with large window to front, open plan to dining room and a fitted kitchen, rear porch and ground floor WC and garage. To the first floor are three good sized bedrooms and family bathroom.



Directions

Travel through the centre of Louth along Mercer Row and Eastgate to the second mini roundabout by Morrisons store and at this roundabout take the first exit along Ramsgate. Follow the road to the next mini roundabout and take the second exit along Ramsgate Road and then turn second left into Victoria Road. Follow the road carrying straight on at the crossroads along Brackenborough Road and the property will be found a distance along the road on the right-hand side.

The Property

Believed to date back to around the 1970s, the property has brick-faced walls with pitched timber roof and concrete interlocking tiles. With fully uPVC double-glazed windows and doors with matching white uPVC fascias, soffits and guttering. Being an end plot, the property has a larger than average garden and heating is by way of a well-maintained gas boiler located in the loft. There is also a gas fire in the lounge which is not tested.

Accommodation

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





Entrance Porch

Accessed via double uPVC glazed doors to a small porch with carpeted floor and further timber glazed door into:

Entrance Hall

With stairs and banister leading to first floor. Carpeted floor, thermostat to wall and a useful understairs storage cupboard.

Lounge

A bright room with large window to the front, chimney breast with coal-effect gas fire (not tested), shelving to either side and storage cupboards, with large opening through to:

Dining Room

Situated at the rear with window and carpeted floor.

Kitchen

Good range of base and wall units with roll-top laminated work surfaces, one and a half bowl sink with mono mixer tap, Beko electric oven and Stoves four-ring



gas hob above. Extractor fan to wall, window over garden, space and plumbing provided for washing machine and under-counter fridge. Tile-effect vinyl cushion flooring.

Rear Porch

With access door to garage and part-glazed uPVC door into rear garden. Vinyl cushion flooring and door through to:

Cloaks/WC

With high-level WC, wash hand basin and frosted glass window to rear. Vinyl cushion flooring.

Integral Garage

With up and over door to front and connecting door to rear porch. Window to side and wall-mounted cupboards. Light and electric provided and also housing the electric and gas meters and electric consumer board.

First Floor Landing

Large window to side, carpeted floor, loft hatch providing access to roof space, smoke alarm to ceiling.





Bedroom 1

A large double bedroom with window to front, carpeted floor and built-in wardrobes to one side.

Bedroom 2

A further double bedroom to the rear with large window and carpeted floor with built-in wardrobes to the side.

Bedroom 3

Situated to the front with window and carpeted floor.

Family Bathroom

Having low-level WC, wash hand basin, panelled bath with Triton electric shower unit, shower screen to side and fully tiled walls and floor with vinyl cushion flooring. Frosted glass window to rear, extractor fan to ceiling, airing cupboard to side with water tank immersion heater and timer controls, shelving provided for laundry.

Front Garden

At the front is a resin stoned driveway providing parking for multiple vehicles,



double metal entrance gates and garden laid mainly to lawn with mature hedging to boundaries and bushes. Wrought iron pedestrian gate gives access to:

Rear Garden

A large garden extending towards the rear and side, laid mainly to lawn with concrete pathways. Useful timber summer house to rear and further patio area to corner. Mature hedging to all boundaries and fencing to side. Outside tap and light.

Viewing

Strictly by prior appointment through the selling agent.

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





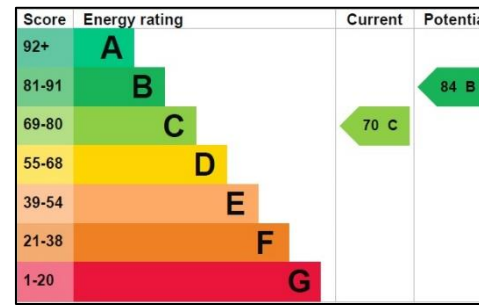
with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

General Information

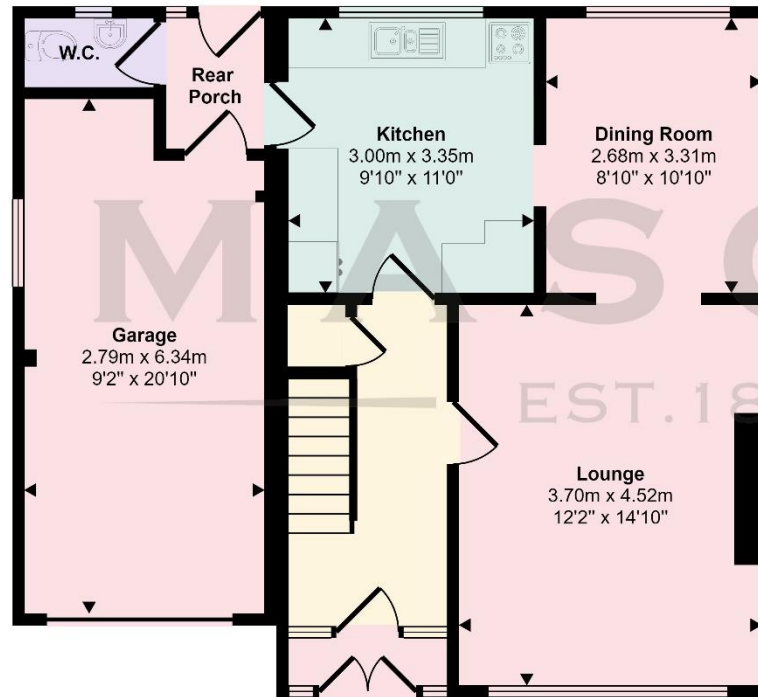
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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.

Floor Plans and EPC Graph

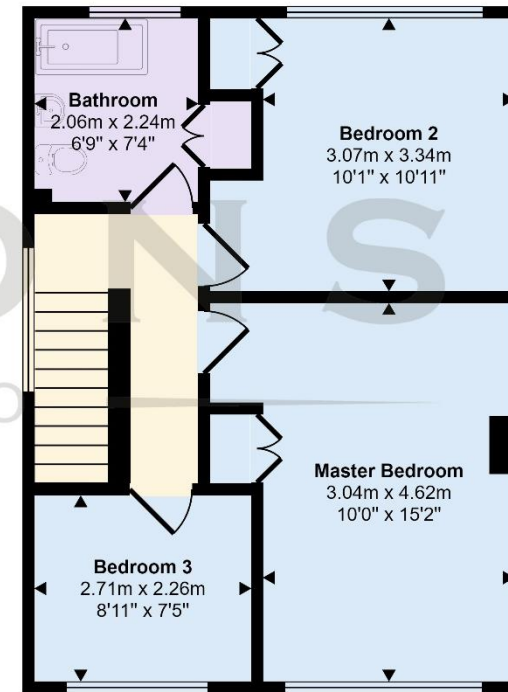
NB A PDF of the full Energy Performance Certificate can be emailed on request



Approx Gross Internal Area
118 sq m / 1269 sq ft



Ground Floor
Approx 70 sq m / 752 sq ft



First Floor
Approx 48 sq m / 516 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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