



3 Alexander Drive, Louth, LN11 8QG

M A S O N S

EST. 1850

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Positioned on a popular quiet residential road in Louth market town is this modern detached bungalow offering well maintained accommodation and attractive gardens well positioned for a short walk through to nearby shops. Internally the property benefits from Lounge, kitchen, hall, two generous bedrooms, bathroom and conservatory positioned in the rear garden which enjoys a private westerly aspect enjoying the sun for the majority of the day. The kitchen houses the gas boiler along a range of built in appliances. Externally off street parking is provided and useful garden sheds.



Directions

From the centre of Louth, on Ugate travel south up to the traffic lights and turn left onto Newmarket, travel along to the end of Newmarket taking the left turning onto Stewton Lane travel a short distance and take the left turn onto Alexander Drive and the property will be shortly on the left.

The property

A well maintained modern detached bungalow having brick faced construction with pitched timber roof and clay Pantile roof covering. The property benefits from having UPVC windows, doors, fascias, soffits and guttering and heating is provided by way of a Potterton, Promax combination gas boiler. An extension to the rear provides the conservatory.

Accommodation

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

Entrance hall

Covered canopy over part glazed UPVC door with window to side. Courtesy lighting and six panel doors to lounge and kitchen with useful storage cupboard to side, fitted with shelving and housing the electric consumer unit. Attractive tiling to floor and smoke alarm to ceiling.





Kitchen

Range of base and wall units with ivory coloured doors, roll top laminated worksurfaces with a marble finish. Attractive tiling to splashback's and having a 1 1/2 bowl resin sink with bronze mixer tap, built-in Neff single electric oven with Neff, four ring gas hob above. Built-in undercounter freezer and undercounter refrigerator. Space and plumbing provided for washing machine and also housing a Potterton Promax Combi gas central heating boiler with timer controls to side. Window and door to side with frosted glass, leading onto the driveway.

Lounge

Spacious reception room with feature fireplace, having inset electric coal effect fire with blower heater and stone effect, mantelpiece and hearth, large window to front. Door through to;



Central hall

With loft hatch to roof space, smoke alarm to ceiling and thermostat to wall. Cupboard to side fitted with shelving ideal for laundry.

Bathroom

Fitted suite consisting of panelled bath with Triton electric shower unit above and curtain rail. Low-level WC and wash basin with storage cupboard below. Fully tiled walls and floor with frosted glass window to side, extractor fan to ceiling. Electric wall mounted heater.

Bedroom one

Generous double bedroom at the rear with window overlooking garden, carpeted floor and having large wardrobes to one side with sliding doors.

Bedroom two

Further good-sized bedroom which could be utilised as sitting area with a carpeted floor and sliding glazed UPVC door in to;

Conservatory

A good sized reception room, benefiting from a westerly aspect, and enjoying sun for the majority of the day, having polycarbonate smoked roof panels with brick dwarf wall and UPVC windows and doors to the perimeter, electrical sockets and lighting provided with tiled floor.



Outside

At the front of the property is a generous block paved driveway giving ample parking for two vehicles, outside tap and lighting with gated access to rear garden. Paved areas to side leading to front door and further low maintenance of gravelled border with range of mature bushes.

Rear garden

Surprisingly spacious garden having an excellent westerly aspect, giving superb afternoon and evening sun with a generous paved area Ideal for alfresco dining. Further block paved area to side with large timber shed having electrics provided. Majority of the garden laid to lawn with planted border to side, having mature bushes and boundaries made up of high-level fencing and conifer hedge to rear. On the far side of the property is a timber lean to storage area with door to rear end.



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.

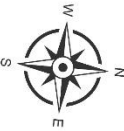
General Information

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 B.

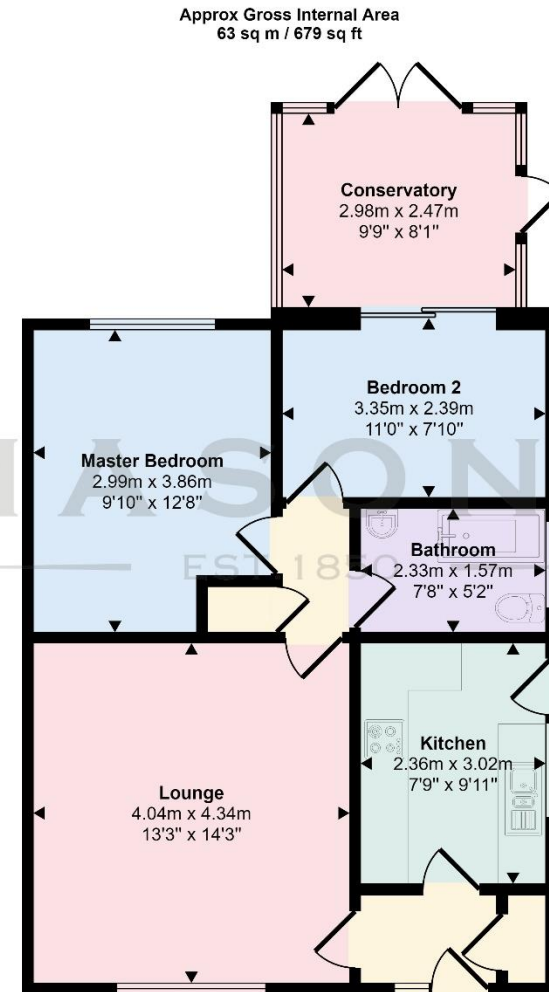


Floor Plans and EPC Graph

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area
63 sq m / 679 sq ft

Floorplan

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.

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

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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.