



40 St. Marys Park, Louth, LN11 0EF

**M A S O N S**

EST. 1850

# 40 St. Marys Park, Louth, LN11 0EF

An immaculately presented family home in the highly sought after St. Mary's Park in Louth within walking distances to shops and amenities, positioned at the end of the road having minimal passing traffic. This superb home offers contemporary accommodation with upgraded rendered finish externally. The property is presented beautifully throughout, offering a turnkey property benefitting from a large hallway, lounge with bow window and opening into dining sunroom, contemporary kitchen with built-in appliances, utility, attached double garage, four large bedrooms, one with en suite and further family bathroom. Exquisitely manicured gardens to front and rear and has to be viewed in person to fully appreciate the excellent standard throughout.



### Directions

From St. James' Church travel north along Bridge Street into Grimsby Road and take the first left turning into St. Mary's Lane. Proceed to the top of the rise and then take the right turn into St. Mary's Park. Where the road branches, bear left and continue to the right hand bend where the property will soon be found on the left.

### The Property

Believed to date back to the 1970s and having a later extension to the rear to create the sun/dining room. The property is positioned on a very generous plot at the end of the circular roadway, meaning minimum traffic passing the property, and boasts a superbly orientated south-west garden to the rear. Around three years ago the property was rendered in Plymouth grey to a very high standard and through the course of the vendor's ownership, they have upgraded the entire property to a smart, modern contemporary finish with all the windows and doors being replaced, recently fitted kitchen and bathrooms with smart high-quality floorings throughout. The structure comprises brick-faced cavity walls with the grey rendered finish, pitched timber roof structure covered in concrete tiles. Matching the windows and doors, the property has white uPVC fascias, soffits and guttering and high-quality block-paved driveway. The property also has the added bonus of a secondary drive down the right-hand side, providing further parking for vehicles or caravan. The property is heated by a gas central heating system with boiler located in the kitchen, serviced on a regular basis, supplemented by a hot water cylinder and having a gas fire positioned in the lounge.







#### Accommodation

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

#### Entrance Hall

Having a smart anthracite grey, composite part-glazed door with frosted windows to side. A spacious entrance hall with staircase leading to first floor, understairs storage cupboard and central heating thermostat to wall. Glacier oak parquet vinyl plank flooring with space to side, ideal for study area. Neutral decoration and spotlights to ceiling.

#### Lounge

A superbly proportioned reception room having very large bow window to front overlooking the garden and allowing ample natural light to flood into the room. Feature fireplace to one side with marble hearth and stone surround, inset coal-effect gas fire. Neutrally decorated and having inset spotlights to ceiling with carpeted floor. Opening through to:

#### Dining/Sunroom

Positioned at the rear having been extended in the current vendor's ownership to create a superb sunroom area at the far end with vaulted ceiling and twin skylights with remote operated blinds. Patio doors and bi-fold door at the rear. Ample space for seating and dining table. Dark oak-effect LVT flooring and superb views over the rear garden. Inset spotlights to ceiling.





#### Breakfast Kitchen

A superb recently fitted kitchen in a contemporary style, benefitting from a large range of base and wall units finished in porcelain Shaker style solid timber doors with greyed oak carcasses. Large range of deep pan drawers and pull-out storage units, some glazed doors and Welsh dresser unit to one side. Grey glitter fleck quartz work surfaces with matching upstands, one and a half bowl grey resin sink with chrome mono mixer tap with filter tap. Good range of high-quality built-in appliances including Neff wi-fi controlled eye-level double electric oven, AEG five-ring gas hob with extractor fan above. Built-in Bosch 70/30 split fridge/freezer, built-in full-size Bosch dishwasher, one cupboard housing the gas-fired central heating which is serviced on a regular basis, with timer controls above. Extending breakfast bar area, contemporary vertical column radiator, double windows overlooking garden and oak-effect LVT flooring. Inset spotlights to ceiling with part-glazed door leading through to:

#### Utility Room

A good range of base units also finished with porcelain Shaker style solid timber doors with oak-effect internal carcasses. Granite-effect laminated work surfaces with matching splashback panels, large butler sink and chrome mono mixer tap. Space and plumbing provided for two washing machines plus tumble dryer. Window to rear with part-glazed uPVC door leading to rear garden. Useful storage cupboard to side, fitted with hanging rail, ideal for coats and shoes. Light oak-effect LVT flooring, inset spotlights to ceiling. Door through to:











#### Cloaks WC

With low-level WC, wash hand basin with splashback, oak-effect LVT flooring, frosted glass window to rear, inset spotlights to ceiling.

#### Double Garage

Having remote electric up and over door, housing the electric meter, consumer unit and gas meter. Further space for white goods with light and electric, loft hatch to roof space with inset area to rear having fitted base and wall units with worktop, providing further useful storage for tools and such like.

#### First Floor Landing

Having timber banister and spindles with carpeted stairs and landing, window over stairs with six-panel doors to bedrooms and bathroom. Smoke alarm to ceiling and having loft hatch to roof space with fitted ladder and light, with boarded storage.

#### Bedroom 1

A large double in size with multiple wardrobes built in to one side, one having full length hanging rail with fitted internal light. Further shoe storage cupboard. Twin windows overlooking rear garden, neutral decoration, carpeted flooring and inset spotlight to ceiling. Door through to:

#### En Suite Shower Room

Contemporary suite with large corner shower cubicle with curved glass door. Aqualisa thermostatic mixer with remote externally located



controller with Mermaid panelling. Fitted range of units providing storage with white Corian worktop with inset wash hand basin, back-to-wall WC, illuminated mirror to side. Chrome heated towel rail, inset spotlights to ceiling and carpeted flooring with frosted glass window to rear.

#### Bedroom 2

A superb double room with twin windows to the front. Neutrally decorated and having double fitted wardrobes to the side, carpeted floor and ample space for a dressing table.

#### Bedroom 3

A further double bedroom at the front with window overlooking the garden. Carpeted floor and neutral decoration.

#### Bedroom 4

A further double if required, currently set up as a single with window overlooking the front, carpeted floor and neutral decoration.





#### Family Bathroom

A smart, modern suite benefitting from a large corner bath with tiling to wet areas. Corner shower cubicle with Mermaid panelling and Aqualisa thermostatic shower mixer with curved glass door. Base units with storage cupboards and marble-effect work top. Overhanging wash hand basin with back to wall WC, shelves to side and tiling to splashback. Illuminated mirror to wall with shaver point. Large chrome heated towel rail with frosted glass window to side, tile-effect Karndean flooring with bespoke border. Inset spotlights to ceiling. Door into a large airing cupboard housing the hot water cylinder and pumps, with fitted shelving ideal for laundry.

#### Front Garden

Having a smart block-paved driveway providing parking for multiple vehicles with brick dwarf walls to side boundaries. Large lawned area to side and meticulously maintained borders with flowering rose bushes, plants and shrubs. Further gravelled driveway access to the right-hand boundary, giving access down the side of the property and having a large block-paved area which would create perfect parking for further vehicles or caravan, etc with gated access. Further gated access to the left-hand boundary and step up to the tiled porch with courtesy lighting.



### Rear Garden

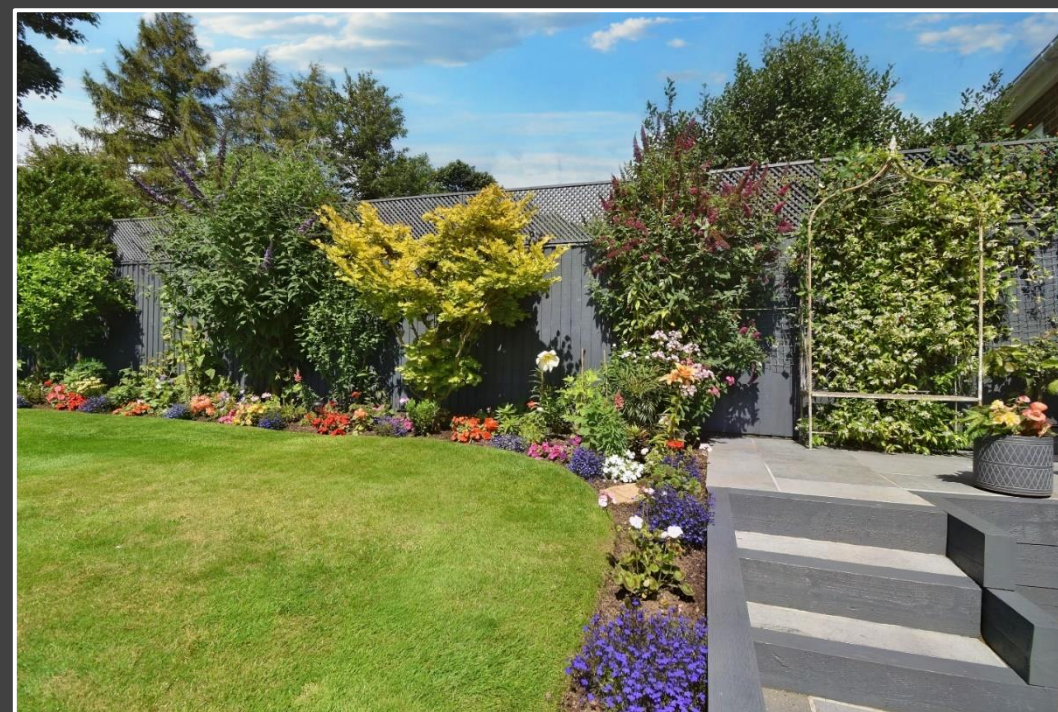
Having gated access to either side of the property with riven stone patio to a large area at the rear, ideal for al fresco dining and barbecues with brick bordered perimeter. Fencing to all boundaries and leading to the meticulously maintained and beautifully kept garden, laid predominantly to lawn with well kept borders planted with flowers, bushes and shrubs. A very private garden enjoying an excellent south-westerly aspect with large mature trees beyond the rear boundary, creating privacy and shelter. External power point, outside tap and water collection butt, having gated return access to front. To the corner of the garden is a concrete pad with large timber-framed potting shed with sloping corrugated roof covering, stable style door and fitted workbench, ideal for the keen gardener and storage of garden machinery.

### 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

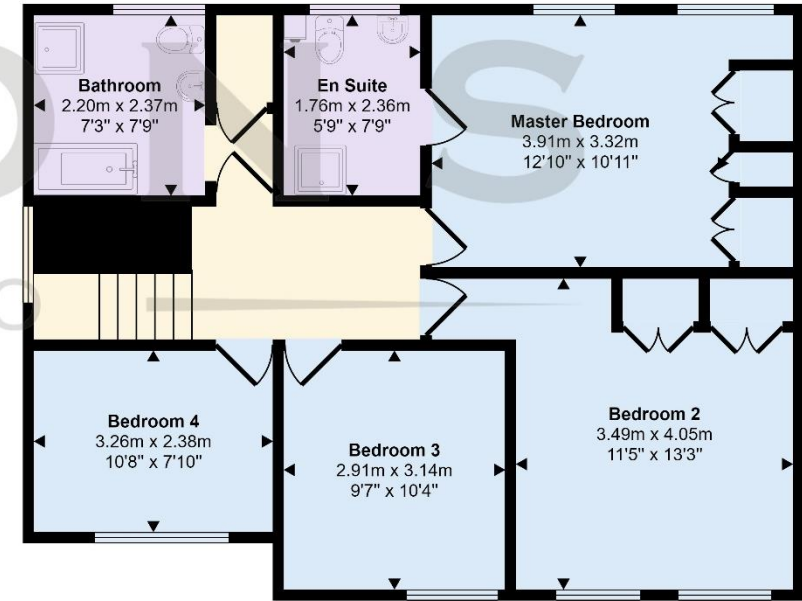
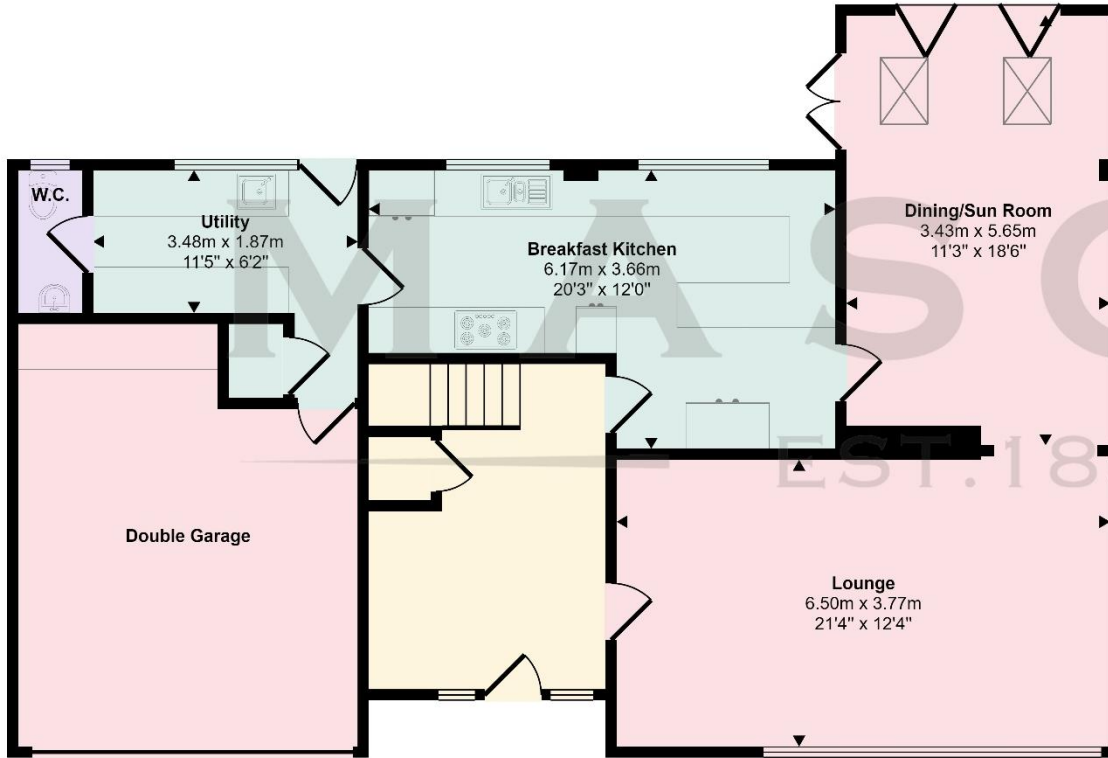
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise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



**Floor Plans and EPC Graph**  
 NB A PDF of the full Energy Performance Certificate can be emailed on request



Approx Gross Internal Area  
 185 sq m / 1994 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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