



13 ELM DRIVE
LOUTH, LN1 1 ODG

M A S O N S
EST. 1850

ABOUT 13 ELM DRIVE..

Positioned on a popular residential road in Louth market town is this detached two-bedroom bungalow. The property does require a full scheme of modernisation, however it has had recent works carried out, including new windows and doors, recent roof covering and benefits from solar panels to the roof. The property briefly comprises open plan kitchen diner, central hallway with spacious lounge to the front, two good size double bedrooms and family bathroom. Externally, the property has a large, detached garage at the rear with generous front and rear gardens with ample off-street parking.

The Property

The property has brick-faced cavity wall construction, part-rendered at the front with pitched timber roof covering covered in modern roof tiles. To the front elevation, the property has photovoltaic solar panels on a feedback tariff with controls situated in the kitchen and loft. The property also has relatively recently fitted uPVC double-glazed windows and doors with matching uPVC fascias, soffits and guttering. A flat roof extension at the rear provides the master bedroom. At the rear, the property has a concrete sectional, one and a half size garage. The property is heated by a Glow Worm Fireblaze back boiler located in the lounge fireplace with coal-effect gas fire to the front of it, supplemented by a hot water cylinder. The property is generally in need of a full scheme of modernisation, as shown in the photos. However, it does benefit from the recent works to windows, doors, roof and general maintenance.



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 uPVC door with frosted glass to the initial hallway, with carpeted floor, door through to central hall with loft hatch to roof space. Cupboards to side providing storage and also housing hot water cylinder.

Kitchen Diner

Fitted with range of base units in ivory colour with tiled worktop and splashback and single bowl stainless steel sink. Free-standing Tricity Bendix double electric oven with four-ring hob above. Space and plumbing provided for washing machine, extractor fan to wall and windows to two aspects with fully-glazed frosted glass uPVC door to driveway. Corner cupboard in kitchen housing electric and gas meters and electric consumer units, together with Solar PV control system. Tiling to floor and extending into carpeted dining area with sliding patio door into rear garden.





Lounge

Situated at the front with large bow window. Wallpaper to walls, carpeted floor and having the Glow Worm back boiler with coal-effect gas fire inset with marble hearth and timber surround.

Bedroom 1

Situated at the rear of the property, currently in a part-decorated state with concrete floor, providing a blank canvass for the purchaser. A large double in size with window overlooking the rear garden.

Bedroom 2

A further double bedroom with window to side, wallpaper to walls and carpeted floor.

Family Bathroom

A three-piece suite with panelled bath and Triton electric shower unit. Fully tiled walls, low-level WC, wash hand basin and frosted glass window to rear. Extractor fan to wall and vinyl floor covering.

Front Garden

Having a large concrete driveway providing parking for multiple vehicles, extending down the side of the property to the garage. Lawned area to the side with mature bushes and plants.



Fenced and hedged boundaries with brick pillars and iron railings to front. Water collection butt.

Rear Garden

Large concrete sectional garage, being extra long and wide in size with metal corrugated roof covering, lights and electric provided. Concrete floor, window to side and double timber doors to front. Rear garden laid to crazy paving with ornamental white stone dwarf walls. Garden extending along the return side of the property, providing further useful space. The garden is generally in need of a good tidy up. Outside tap and light provided with boundaries made up of high-level timber fence to all sides.

Directions

From St. James' church travel south for a short distance on Upgate and turn left along Mercer Row. Follow the road through the town centre as far as the two mini roundabouts and at the second of these, turn left along Ramsgate. At the next mini roundabout take the second exit along Ramsgate Road and then turn second left into Victoria Road. Follow the road to the crossroads and take the right turn onto Keddington Road. Follow this road until the right turn onto Elm Drive and the property will be found on the left.





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.

Viewing

Strictly by prior appointment through the selling agent.

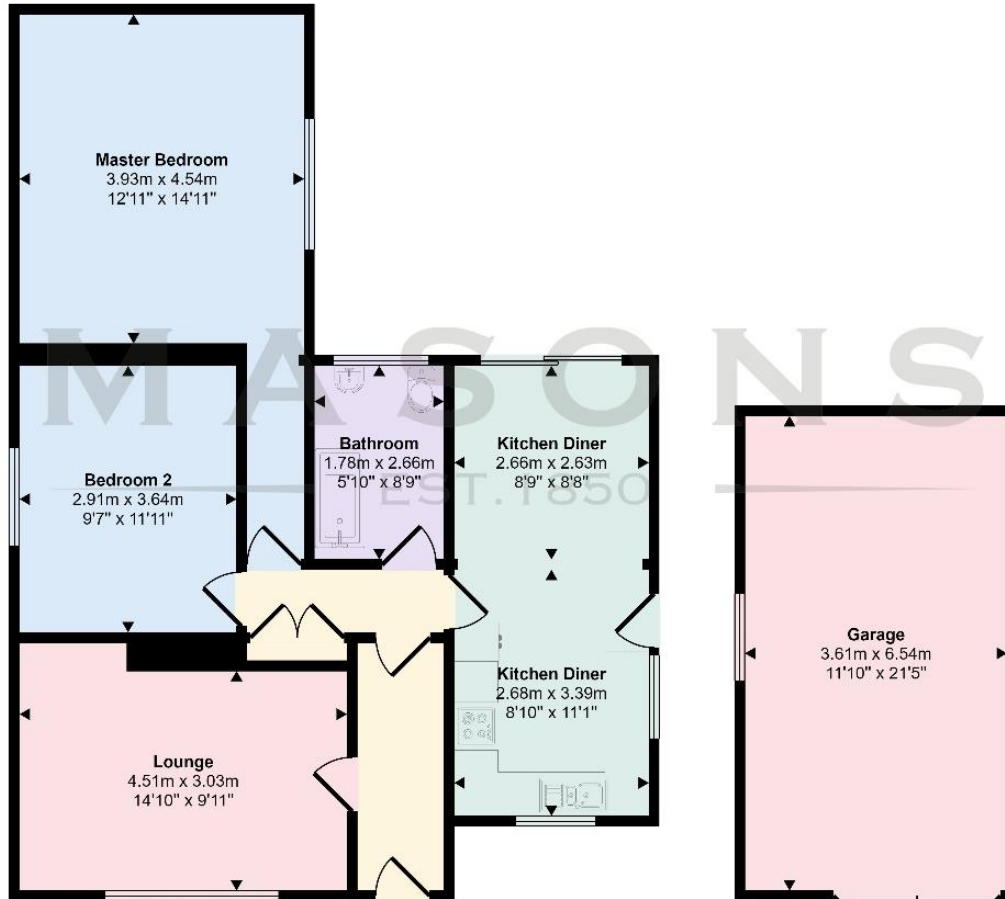
General Information

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.



FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
102 sq m / 1101 sq ft



Floorplan
Approx 79 sq m / 847 sq ft

Garage
Approx 24 sq m / 254 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MASONS
EST. 1850

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

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