



19F VIRGINIA DRIVE, LOUTH
LN11 8BE

MASON'S
EST. 1850

ABOUT 19F VIRGINIA DRIVE...

A superb opportunity to acquire a highly efficient, modern contemporary home in a popular residential area of Louth. The property is finished to a high specification and has been designed with low running costs utilising mechanical heat recovery system with gas boiler, triple glazing and underfloor heating to ground floor. The property offers modern open plan living with living kitchen diner to the ground floor, WC off and hallway. To the first floor two double bedrooms with family bathroom, while the second floor houses the master bedroom with en suite shower room. Externally, the property benefits from two owned parking spaces to the front while French doors open into the superb enclosed, west-facing rear garden with well planned, low maintenance design.

The Property

Constructed in 2017 by local developer to the highest of standards and contemporary design with low energy efficient heating systems. The property has spacious rooms heated by a gas condensing combination boiler connected to a pressurised hot water cylinder, providing underfloor heating to the ground floor and radiated first and second floor



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heat in conjunction with a Vent Axia heat recovery system which maintains ventilation whilst minimising heat loss. The gas combination boiler was replaced only three years ago to a Worcester system, retaining its warranty while the property itself also benefits from the remainder of its New Home Warranty. The property has externally insulated and rendered walls beneath a concrete tiled roof with oversized gutters and downpipes of zinc titanium construction with triple-glazed windows.



Directions

The property is within a short drive from the town centre. Leave the market place via Eastgate and proceed east, going straight on at two mini roundabouts and past the supermarket on your right. As you proceed, the road becomes Eastfield Road and just after Trinity Church you will come to a crossroads. Turn right here onto St. Bernard's Avenue. Travel some half a





mile along St. Bernard's Avenue and take a left turning at The Link. Travel down The Link and take the right into Virginia Drive where the property will shortly be found on the right side.

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 part-glazed grey uPVC door with frosted glass to the hallway with carpeted floor. Staircase leading to first floor. Electric consumer unit and meters to side, space to side for coats and shoes with useful understairs storage cupboard. Door through to:

Living Kitchen Diner

A good range of base and wall units finished in sage green, Shaker style with chrome handles and solid beech worktops. Inset one and a half bowl stainless steel sink with chrome mono mixer tap. Built in Beko single electric oven with Beko

induction hob and extractor fan above. Attractive tiling to splashbacks and having space and plumbing provided for washing machine and dishwasher. Space to side for large fridge/freezer, window to front with fitted blind, inset spotlights to ceiling and smoke alarm. The room opens out into the living dining area benefitting from excellent double patio doors into the rear garden. Tiling to floor throughout with underfloor heating controls. A superb family open plan space, ideal for entertaining.



WC

Accessed off the kitchen area, having low-level WC and wash hand basin, tiling to floor and splashback to basin.

First Floor Landing

Carpeted landing with timber banister and spindles. Window to front with fitted blind and staircase leading to second floor. Smoke alarm to ceiling.







Bedroom 2

Situated at the rear, being a good double in size and currently used as an office. Carpeted flooring, feature grey wall to one side and window to rear with fitted blinds.

Bedroom 3

A double bedroom to the front with carpeted floor, feature grey painted wall and window overlooking the front drive with fitted blind.

Family Bathroom

Having panelled bath with thermostatic shower mixer, tiling to wet areas, low-level WC, wash hand basin with shaver point and light. Frosted glass window to rear with fitted blinds. Wood-effect vinyl cushion flooring and large cupboard housing the pressurised hot water cylinder with timer controls.

Second Floor Landing

Carpeted floor and vaulted ceiling, smoke alarm and door through to:



Boiler Room

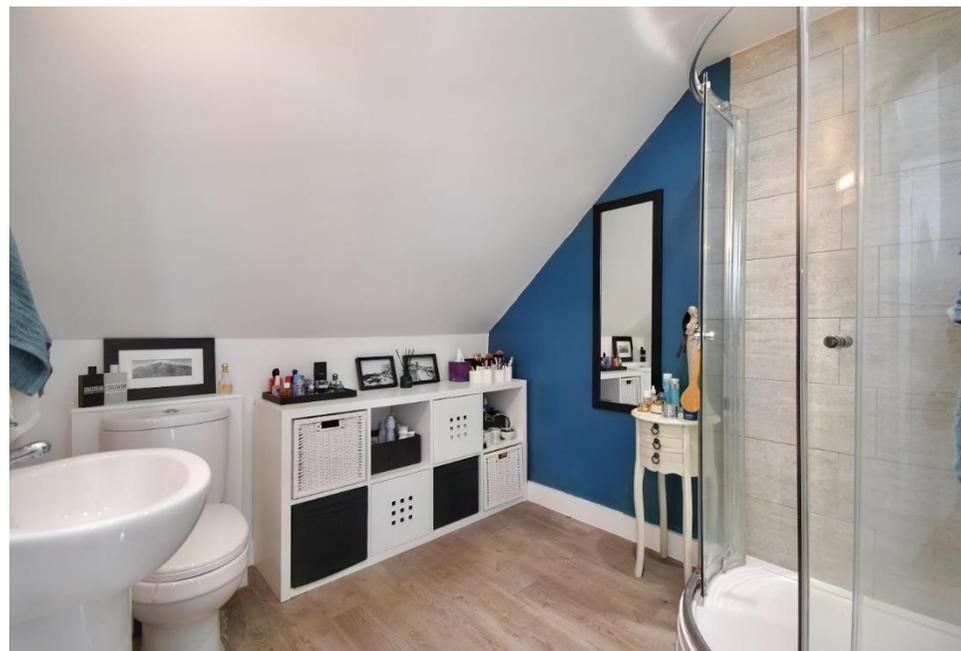
A spacious storage room housing the Worcester gas-fired boiler and Vent-axia Sentinel Kinetic heat recovery system. With carpeted floor and space provided suitable for wardrobe use and laundry, with further door through to eaves storage.

Master Bedroom

A superb spacious double room currently housing a king size bed. Vaulted ceiling and twin skylights with fitted blinds and door giving access to eaves storage. Neutral decoration and carpeted floor. Door through to:

En Suite Shower Room

A superb generous space with corner shower cubicle with sliding doors, tiling in attractive grey colours with thermostatic shower mixer. Wash hand basin with light and shaver point, low-level WC and space to side for storage unit. Spotlights and extractor fan to ceiling, oak-effect laminate flooring.





Driveway

To the front of the property is block-paved parking provided for two vehicles, leading to the paved ramp to the front door with mailbox to wall, whilst to the side of the property is a shared paved pathway leading to the rear pedestrian gate, giving access to the garden.

Rear Garden

A delightful cottage garden with patio doors from the living area onto a smart patio, ideal for al fresco dining and barbecues. Timber sleepers to centre providing raised flower beds planted with mature lavender bushes and shrubs with stepped paving with low-maintenance Astro turf into a further riven stone patio with planted border to rear boundary, having flowering lavender bushes and plants. High-level fencing to all boundaries. A delightfully sunny garden enjoying a westerly aspect, having afternoon and evening sun with the far end enjoying the morning sun. Outside tap and light with useful built-in bin storage area.

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

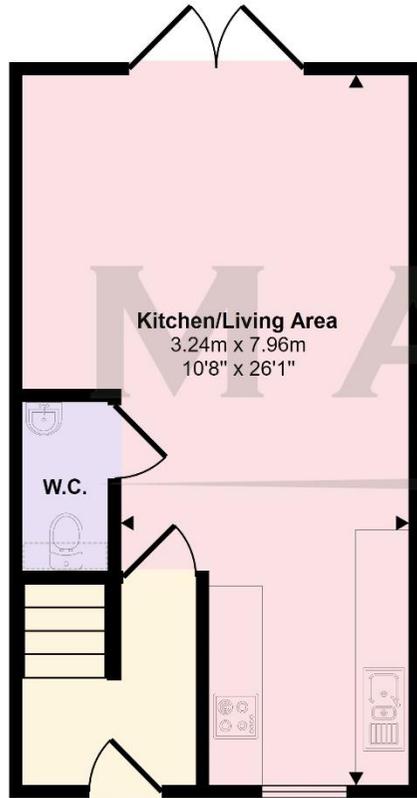
Strictly by prior appointment through the selling agent.

General Information

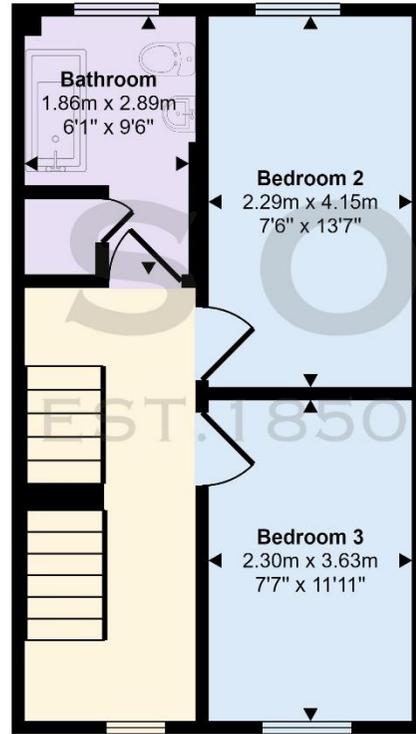
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 electricity, water, gas and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

FLOORPLANS AND EPC GRAPH

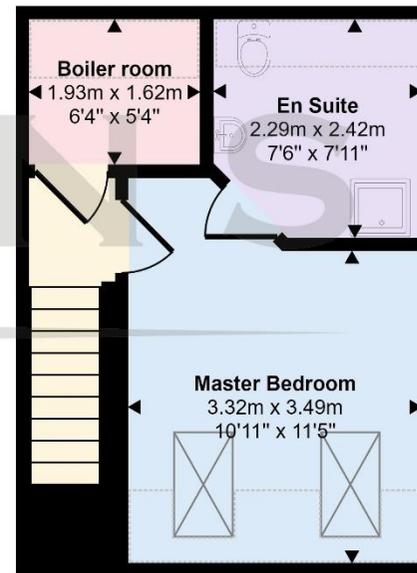
Approx Gross Internal Area
96 sq m / 1033 sq ft



Ground Floor
Approx 35 sq m / 373 sq ft



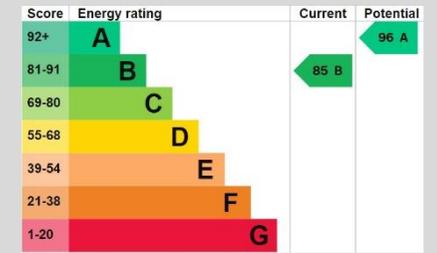
First Floor
Approx 35 sq m / 373 sq ft



Second Floor
Approx 27 sq m / 288 sq ft

Denotes head height below 1.5m

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;
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