

MASON'S
EST. 1850

THE LIMES
1, ST. MARY'S PARK, LOUTH LN11 0EF



THE LIMES, 1 ST. MARY'S PARK, LOUTH, LINCOLNSHIRE, LN1 1 OEF

Enjoying a prime residential location with large plot approaching one third of an acre (STS) and with stunning views towards St. James' church spire in the town centre, this detached executive house has been greatly improved and provides well-proportioned split-level accommodation. Four first floor double bedrooms, ensuite shower room, family bathroom, ground floor study/bedroom 5, split-level hall and landing, newly built porch, cloakroom/WC, lounge, garden room, , dining room, fitted kitchen and utility room. Gas central heating system and uPVC double-glazed windows. Long driveway to attached double garage. Garden shed, new Period style verandah and summer house.



ABOUT THE LIMES.....

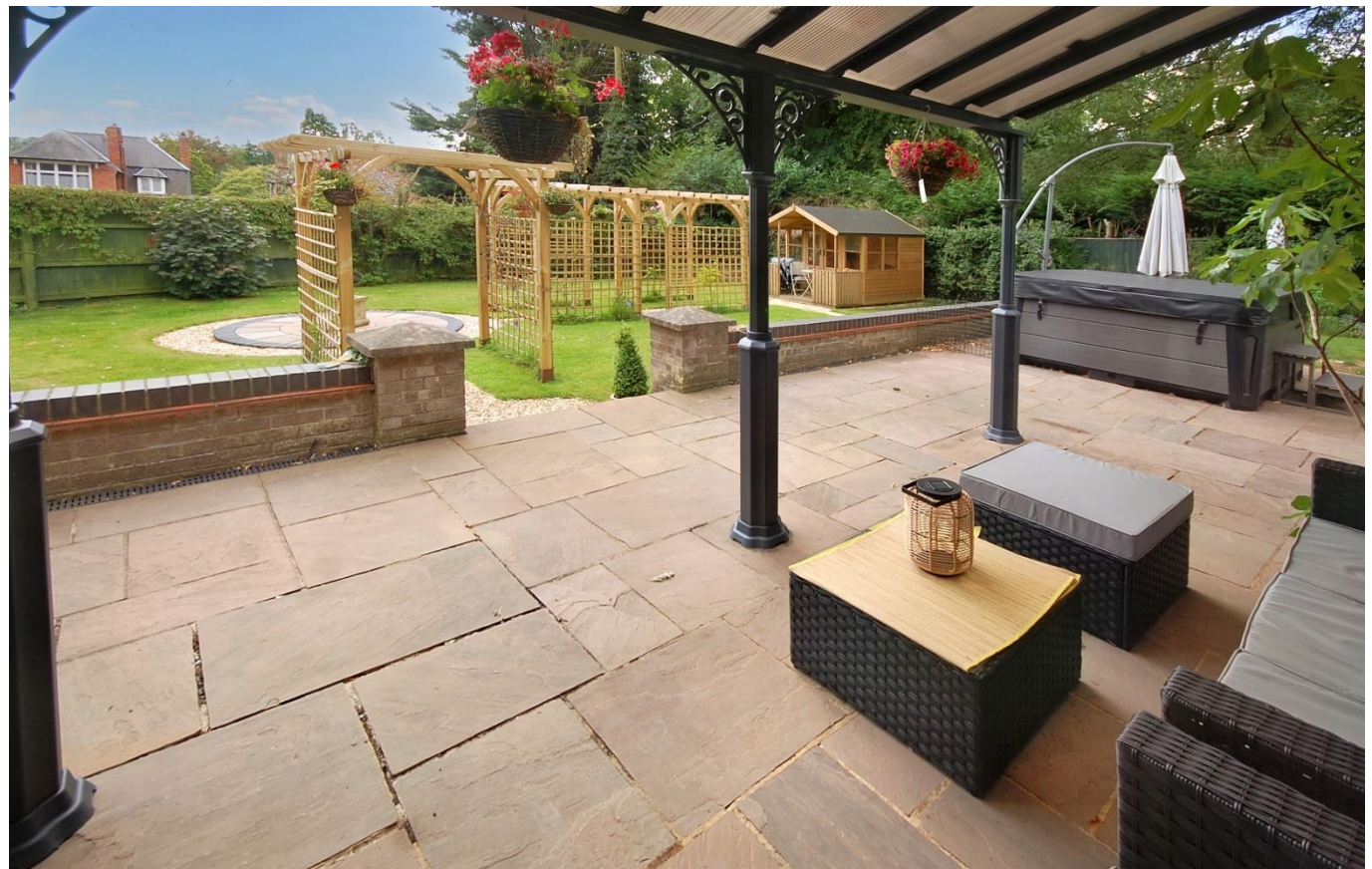
Constructed in 1971 at the tree-lined entrance into St. Mary's Park, this detached house is of interesting architectural design with brick-faced cavity walls and uPVC double-glazed windows beneath a split level, dual mono-pitched roof covered in concrete interlocking tiles with uPVC fascia boards and soffits.

The house is superbly located within a larger than average plot, standing well back from the road overlooking St. Mary's Lane and the present owners have created some beautiful, landscaped gardens from a lawned "blank canvas" following their purchase of the house. These now include a newly constructed timber summer house, three pergolas, with associated paving and a quality Period style verandah over part of the wide sandstone paved patio, which enjoys exceptional views towards the spire of St. James church as illustrated in the photographs.. On the west side, they have also made an impressive feature ornamental pond with a cascading waterfall.

Planning permission has just been obtained to form a balcony with double door access from bedroom 4, overlooking the pond and garden with perfect orientation for afternoon and evening light. (N/105/01279/23) - please see the notes below regarding the potential to transform this bedroom into an impressive ensuite master or guest bedroom by incorporating the upper landing.

With a C-rated EPC, the house is heated by a gas central heating system and the A-rated condensing gas-fired boiler was installed approximately one

year ago. There is also a newly installed insulated hot water cylinder and expansion vessels for the pressurised systems, together with a cast iron Jotul gas-fired stove to the feature fireplace in the lounge. A double-glazed entrance porch was constructed in April 2023. The rooms are well presented in neutral colours throughout and a more detailed account of the accommodation follows below.



ACCOMMODATION

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

Ground Floor

Main Entrance

At the front of the property with part-glazed (double-glazed) door into the:

Entrance Porch

An attractive, bright reception area having double-glazed uPVC full-height panels to the front and side elevations, together with natural brick walls. Ceramic-tiled floor, wall lantern, white panelled ceiling and inner oak-effect uPVC part-glazed (double-glazed) door set into a double-glazed surround into the:

Entrance Hall

An interesting split-level hallway with upper reception area having staircase and pine spindle balustrade with turned newel post, leading to the first-floor accommodation. Steps down with handrail to the inner hallway. Each area has a ceiling light to the coved ceiling and there is a smoke alarm and a carbon monoxide alarm.

Door chimes, radiator to upper and lower levels and corner cupboard finished in matt cream with an oak





block top and within which is the electricity meter and metal cased consumer unit with MCBS. Remote Hive wi-fi control for the central heating system. A good size recessed cloaks cupboard with coat hooks to wall plaque, light and storage space.

Cloakroom/WC

White suite comprising low-level WC with concealed cistern and chrome flush button, plinth over and front window with tiled sill; white bracket wash hand basin with lever taps and glass shelf with mirror above, together with a ceramic-tiled splashback. Painted dado panelling, painted panelling to the ceiling, spotlight and oak-effect vinyl flooring. Radiator and Venetian blind to the window.

Office/Ground Floor Bedroom 5

An excellent size with space to create a well-equipped home office or possibly incorporate a bed settee for occasional bedroom use. Alternatively, this could be a permanent ground floor bedroom and the cloakroom/WC is positioned adjacent. Rear window with louvre blinds and lovely outlook over the ornamental pond and waterfall outside. Radiator and coved ceiling.

Lounge

A spacious reception room with a reclaimed brick feature fireplace, brick hearth and pitch pine mantel shelf on brackets, together with an inset gas fired Jotul stove. Coved ceiling with two ceiling light points, four double wall lights, moulded dado rail, central



heating thermostat and side window with louvre blinds and affording splendid views through the verandah towards the church in the distance. Two double radiators, TV aerial point and cable from the satellite dish. Glazed French doors and matching side panels to the:

Garden Room

A lovely room from which to enjoy the garden whilst remaining sheltered, the garden room has an insulated part-sloping ceiling with inset LED spotlights, double-glazed windows to three sides and double French doors, all having Venetian blinds. Square leaded upper window panes and numerous top-opening windows. Ceramic-tiled floor and the French doors open onto the main patio extending around the side and rear of the house.





Dining Room

Well positioned off the lower hallway with a shaped archway to the breakfast kitchen adjacent and a wide front window with Venetian blind, presenting views across the large, lawned front garden to a backdrop of mature trees beyond. Long radiator and coved ceiling.

Breakfast Kitchen

Well equipped with a comprehensive range of units in matt cream with slender brushed steel handles and oak block work surfaces with ceramic-tiled splashbacks. There are base cupboards and drawers including large, deep pan drawers, two woven basket drawers in oak frames, wall cupboard units with LED lighting beneath, illuminating the work surfaces, and tall unit housing the Neff twin electric



ovens with digital displays and incorporating grills. Separate Bosch five-ring hob and wide Neff stainless steel cooker hood with three downlighters inset. White ceramic one and a half bowl sink unit with tall chrome lever mixer tap. Recess with plumbing for full-size dishwasher, oak laminated floor covering, open wall-mounted plate rack with illuminated display shelf over and space for an upright refrigerator. Four recessed LED ceiling lights, front window with Venetian blind presenting views over the front garden and fifteen-pane glazed connecting door to the:

Utility Room

Also acting as a lobby with a part-glazed door out onto the verandah and main garden. Tall unit with pine-effect moulded doors to tall and upper cupboards, oak block work surface with a twin recess for tumble dryer and for a washing machine with plumbing. Oak block breakfast bar opposite, or work surface with optional space for other under-counter appliances. Space for an upright freezer. Side window with roller blinds, enjoying stunning views over the garden to the church spire. Oak laminated floor covering.

First Floor

Split-level Landing

A real feature of the house with three steps between levels and a centre pillar, the pine spindle balustrade extends along the lower and upper landings forming galleries. The upper area forms an ideal seating or study area with a front window enjoying views across the front garden. Double radiator, smoke alarm and trap access with ladder to the insulated and partly floored roof void. Large recessed walk-in store cupboard with sloping ceiling and front window at low level, together with electric light and full-length shelving.





Master Bedroom

A bright and airy double room, well fitted with a comprehensive range of furniture finished in cream with gold-coloured handles. There is a double bed recess with three-drawer chest, wall lights and a single wardrobe to each side, together with a range of high-level cupboards above. Further long, range comprising corner wardrobes with four doors, one angled and part mirrored, a wide dressing table with nine drawers and a further chest of five drawers. The dressing table has a wide window above with low sill, granting wonderful views over St. Mary's Lane to St. James' church in the town centre. Further large window to the rear elevation overlooking the garden and having a long radiator beneath. Coved ceiling, TV point with cable to exterior aerial and connecting door to the:



En Suite Shower Room

A bright room with contrasting coloured fully ceramic-tiled walls in blue at lower level, with decorative border and white tiling over. White suite comprising low-level WC and oval wash hand basin with single lever chrome tap built into an L-shaped range of cream base units, to include cupboards, drawers and concealing the cistern with flush button for the low-level WC. Shaped corner ceramic-tiled and glazed shower cubicle with decorative etched glass panels and door; thermostatic wall shower mixer unit with flexible handset and wall rail. Wall cupboards to each side of the bevelled mirror above the wash hand basin, with blue granite-effect pelmet having downlighter spotlights and matching the plinth shelving over the base furniture. Side window in



tiled reveal with roller blind, tile-effect laminated floor covering and white ladder style radiator/towel rail. Two recessed ceiling spotlights and extractor fan.

Bedroom 2 (front)

A double bedroom enjoying an open outlook through the wide front window across the front garden towards the mature trees forming a backdrop on the other side of St. Mary's Park. Radiator and coved ceiling.



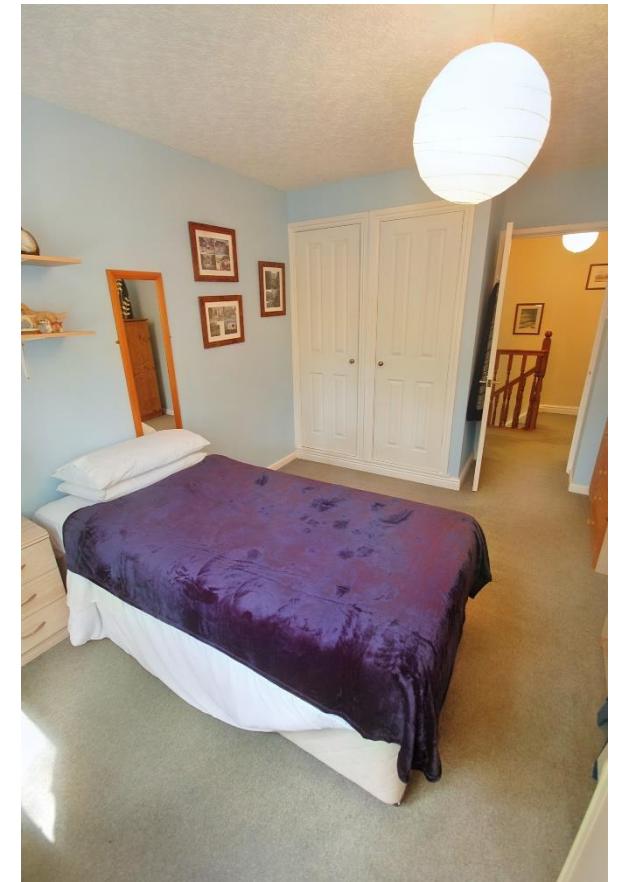
Bedroom 3 (rear)

A double bedroom with rear window enjoying views across the pond and garden. Radiator and two wall shelves. A pair of white four-panel doors open to independent cylinder and airing cupboards, the former housing the insulated hot water cylinder with immersion heater and expansion vessel, whilst the airing cupboard has a radiator and linen shelves over.



Bedroom 4 (rear)

A double bedroom with long, part-sloping ceiling, radiator and rear window with lovely views over the garden area and pond. The owners have obtained planning permission to construct a balcony with double doors from this bedroom to enjoy the outlook.



NB. A purchaser may like to consider extending this bedroom to enclose the upper landing and large cupboard adjacent, as a dressing area and en suite bathroom, subject to obtaining building regulation consent.

Family Bathroom

Another bright and airy room with side window in tiled reveal, fitted with roller blind. Light-coloured ceramic-tiled walls. White suite comprising a low-level WC, bow-fronted panelled air-bath with shower mixer taps and a wide vanity unit in limed oak style. Set into the vanity unit is a wash basin with a plinth surround, base cupboards and miniature drawers beneath, whilst above there is a framed mirror with pelmet spotlights over, a glazed, illuminated cabinet at the side and



OUTSIDE

further double wall cupboard. Glazed and ceramic-tiled shower cubicle with folding door access, thermostatic shower mixer unit to the wall, handset and rail. Tile-effect laminated floor covering, chrome ladder style radiator/towel rail, two ceiling spotlights and extractor fan.

The house stands well back from the road and is approached over a long tarmac paved driveway which opens to form a spacious parking and turning area, whilst also giving access to the:

Attached Double Garage

Entered through a wide, motorised remote-control roller door and having electric light, power points, wall shelving, side single-glazed window and gas meter to one corner. Positioned in the garage is the Baxi wall-mounted condensing gas-fired central heating boiler with expansion vessel (installed around a year ago).

Gardens

The large front garden is laid to banked lawns with mature, lime, silver birch, Cupressus and chestnut trees, together with two smaller variegated holly trees. There are newly planted laurel hedges and new shrubbery bushes have been planted by the entrance and driveway including flowering hydrangeas.

The main gardens are screened from the front of the property by tall close-boarded fencing with







complementary doors on each side of the house, having ring latch handles onto pathways for access. There is a front sensor LED floodlight by the garage door and there are wall brackets for hanging baskets and a low brick wall with gravel bed in front of the entrance porch.

The main garden is positioned on the south side of the house and thereby forms a suntrap throughout the day, with a spacious sandstone flag-paved patio which extends across the house and beneath the impressive Period style verandah which has ornate moulded pillars and brackets, powder coated in grey and a polycarbonate roof covering. This forms an amazing area to either dine al fresco or enjoy as a seating area with views across the garden, taking in St. James' church spire. There is an electric patio heater to the wall above and just outside the verandah is an LED sensor floodlight.

The wide patio is retained by brick walls with blue brick capping and there are pillars with flagstone steps leading down into the centre of the main garden and to one side by a rockery. The central newly paved pathway leads through a timber pergola with climbing plants trained over, to a circular flagstone and block-lined feature with further gravel pathway leading off through side pergolas, once again with climbing plants over, to the **Summer House**.

The timber-framed summer house provides views across the garden and has a balcony area at the front with balustrade.

The garden is largely laid to lawn, enclosed by tall close-boarded fencing for privacy and there is a



variety of climbing plants trained over, whilst the lawn is interspersed with ornamental plants, shrubs and fruit trees.

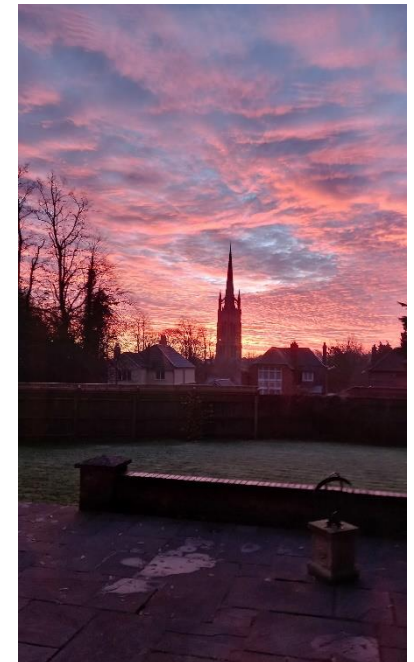
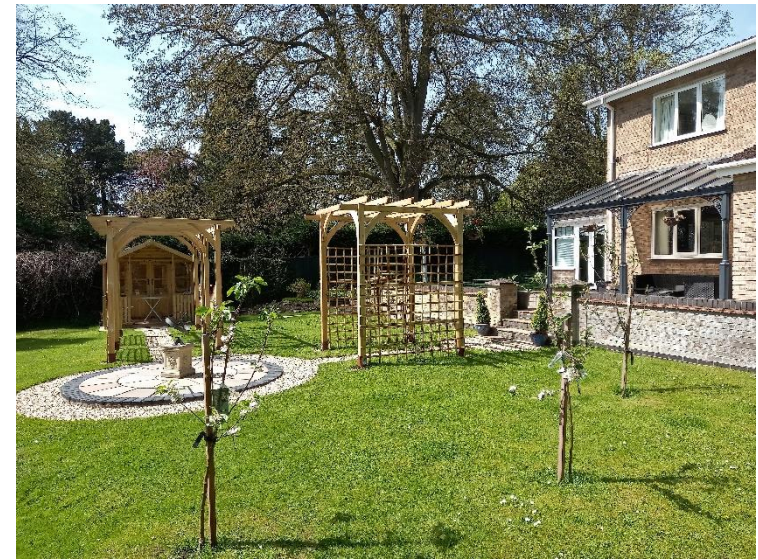
The main patio extends around the rear of the house as far as the garden room, from which there is a

block-paved pathway on two sides and then a further pathway leading around to the secondary entrance from the driveway. Adjacent, there is a useful garden shed approximately 8' x 6' and the rear garden area has been planted with shrubs which maintain seclusion and privacy, a gravel pathway winding through to a raised seating area which commands lovely views over the large ornamental pond and waterfall, across the main garden towards the church. LED lighting to the side, rear and verandah.

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.

Directions

From St. James' church in the centre of Louth, proceed north for a short distance along Bridge Street into Grimsby Road and then take the first left turning into St. Mary's Lane. Continue for a short distance until St. Mary's Park is found on the right, take the turning and The Limes is the first property on the left side.

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

GROUND FLOOR PLAN AND EPC GRAPH

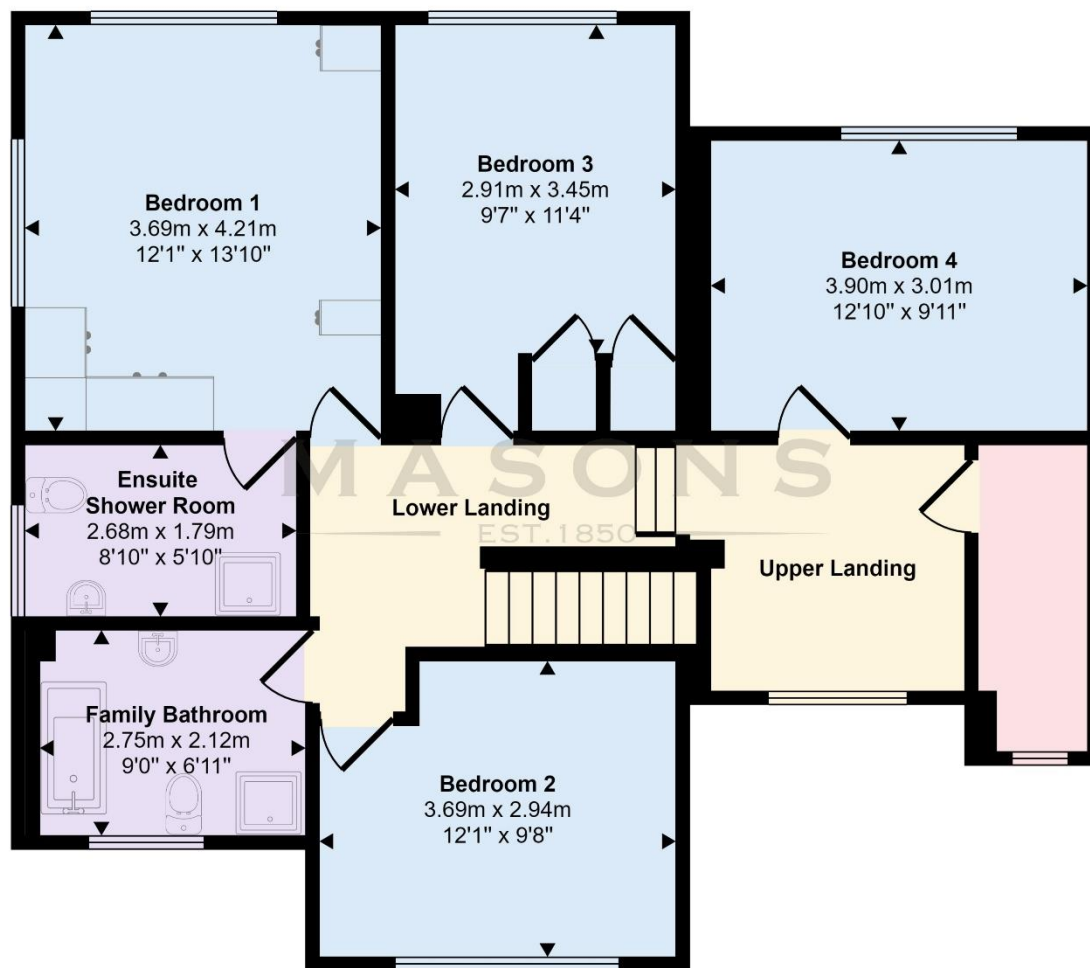


Ground Floor
Approx 141 sq m / 1518 sq ft

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		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR PLAN AND EPC GRAPH



First Floor

Approx 86 sq m / 931 sq ft

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EST. 1850

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