

1 WORCESTER CLOSE
LOUTH, LN11 9FG

MASONS
EST. 1850

ABOUT 1 WORCESTER CLOSE...

A superbly presented spacious and modern home positioned on a quiet residential road close to the centre of Louth. Enjoying a generous corner plot, this beautiful house offers contemporary living accommodation comprising two reception rooms, smart kitchen diner, Utility/WC and integral double garage.

The first floor offers four generous bedrooms one being en-suite and further large family bathroom. Externally ample off street parking with block paved drive and large enclosed rear garden makes this a brilliant family home just a short walk to nearby shops and well positioned for local schools.

Directions

From St. James's church travel south along Ugate to the traffic lights and turn left onto Newmarket. Proceed as far as the Newmarket Inn and turn left immediately afterwards down Church Street and then take the first right turning into Mount Pleasant. Carry on where the road widens and take the first right turning into Robinson Lane. Follow the road around the left bend and the property will be on the left after turning left into Worcester Close.



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ACCOMMODATION

The Property

A modern family town house with yellow brick finish having cavity wall construction and pitched roof with interlocking tiles. The property is on a generous corner plot and benefits from uPVC doors and windows with integral double garage to side. The property is very well proportioned and was the largest property type built on the development at the time. Heating is provided by way of a 2017 Ideal Combi gas-fired boiler which is located in the loft. Over recent years the property has been upgraded by the current vendors, having a smart kitchen and bathrooms fitted.

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





Entrance Hall

Having covered entrance porch with courtesy lighting. Part-glazed uPVC door with frosted glass window into the spacious L-shaped hall. Six-panel timber doors leading to principal rooms and double garage, Hive wireless remote thermostat to wall. Useful understairs storage area with electric consumer unit to wall. Staircase leading to first floor with timber banister and spindles and carpeted treads. Oak-effect laminated floor.



Dining Kitchen

Recently refitted having a good range of base and wall units with Shaker style pale green doors, pull-out corner storage units and deep pan drawers with soft closers. Wood-effect, rolltop laminated work surfaces with one and a half bowl Franke resin sink and chrome mono mixer tap. Attractive tiling to splashbacks. Space and plumbing provided for dishwasher and tall fridge/freezer. Neff single electric oven with storage unit above, ideal for microwave. Neff four-ring induction hob with Neff extractor above, under-

cupboard lighting with downlighters fitted to pelmet. Generous dining area to side. Windows to two aspects and frosted glass uPVC door leading to rear garden. Tile-effect vinyl cushion flooring.

Lounge

A superb, spacious reception room being very bright and airy with large window to front and patio door leading to rear garden. Neutral decoration and carpeted floor, with twin ceiling light points.

Dining Room/Snug

A further reception room which could be used for a variety of purposes, currently set up as a snug. However, could be a dining room, home working space or downstairs bedroom if required. Neutral decoration, carpeted floor and window to rear.

Utility/WC

Having low-level WC, wash hand basin to side with cupboard below, tiled splashback.



Worktop with space and plumbing provided for washing machine. Shelves to wall, frosted glass window and smart vinyl cushion flooring.

Integral Double Garage

With twin up and over doors, one being remote electric. Window to side and timber pedestrian rear entrance. Light and power provided and fitted shelving to side with work bench and concrete floor.

First Floor Landing

Having six-panel doors to bedrooms and bathroom. Arched stained glass window to stairs, loft hatch to roof space and carpeted floor.



Master Bedroom

A very generous double room having good range of built-in wardrobes to side with internal hanging and drawer space, finished in dark timber-effect doors. Window to rear, carpeted floor and door into:

En Suite Shower Room

With recently fitted suite having built-in units to side with storage, worktop and wash hand basin. Attractive tiling to splashbacks, back-to-wall WC, illuminated mirror and shaver point. Large shower cubicle with glass sliding door, thermostatic mixer, tiling to wet areas. Spotlight and extractor to ceiling, built-in cupboards, frosted glass window and vinyl cushion flooring.

Bedroom 2

A further generous double with window to rear, carpeted floor.

Bedroom 3

A double bedroom with window to rear, carpeted floor and fitted shelves to side.





Bedroom 4

Large single bedroom with window to front, carpeted floor. Has previously been used as an office having fitted workbench to one side which can be easily removed.

Family Bathroom

Recently re-fitted modern suite with fitted units to side with worktop, inset wash hand basin and back-to-wall WC. Ample storage cupboards with illuminated mirror above and attractive tiling to all wet areas in grey finish. Panelled bath to side and large corner shower cubicle with curved glass doors, thermostatic mixer, spotlights and extractor fan to ceiling. Two heated chrome towel rails (one electric) and frosted glass windows to two aspects. Vinyl cushion flooring.

Front Garden

At the front is a generous block-paved driveway providing parking for two vehicles, leading to the double garage with step up leading to front door. At the side is a lawned area with tree and low-level mature hedge with block-paved pathway leading around to the rear. Access back to pavement on Robinsons Lane with path leading to timber gate into:

Rear Garden

Block-paved path leading around perimeter of the property, making an ideal patio seating area. Access door to rear of garage, water collection butts and extending into the mainly lawned garden with planted borders to perimeter with mature trees and shrubs. At the side is a gravelled area with raised planters ideal for vegetable plots. Corner patio at the rear, ideal for al fresco dining and barbecues and catching the afternoon and evening sun. The garden has high-level timber fencing to the perimeters and a useful lean-to timber garden shed to one side. Access to the lounge via patio door. Outside lighting and tap. Passage down the side of the house leading to rear access door and gate to front garden.





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 E.

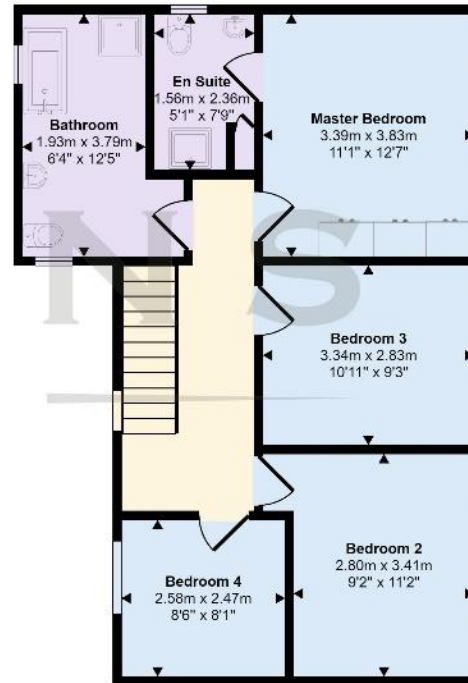


FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
157 sq m / 1694 sq ft



Ground Floor
Approx 94 sq m / 1007 sq ft



First Floor
Approx 64 sq m / 687 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		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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