

RIVENDELL, 33 SPITAL HILL
LOUTH, LN11 9JP

MASONS
EST. 1850

ABOUT RIVENDELL...

Well positioned on the west side of town and just a few minute's walk to the town centre, this delightful two bedroom cottage is located in a quiet spot away from the road and has the excellent benefit of two privately owned parking spaces. The property has undergone light refurbishment to include redecorations, new floorings and brand new windows throughout. The accommodation briefly comprises hall, lounge diner, kitchen and utility whilst to the first floor, off the landing are two good size bedrooms and a family bathroom. Externally it benefits from a low maintenance rear garden and adjacent the parking area, a further garden ideal as a vegetable plot. The property has gas central heating.

Directions

Proceed away from St. James' Church on Ugate in a southerly direction and at the traffic lights, turn right onto South Street then take the next left onto Spital Hill. Continue up the hill and the property will be found on the left with the parking area positioned opposite.

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



ACCOMMODATION

Entrance Hall

Accessed via part-glazed uPVC door into newly carpeted hallway, staircase leading to first floor with carpeted treads and banister. Door through to:

Lounge Diner

A superb open plan reception room with windows to two aspects. New carpets and decoration. Feature brick fireplace to side with inset coal-effect gas fire and stone hearth. Understairs storage cupboard with electricity consumer unit with up-to-date certificates, sliding door through to:

Kitchen

Good range of base and wall units finished in white painted Shaker style. Rolltop laminated work surfaces with tiling to splashbacks, brand new free-standing Beko double electric oven with four ring hob above, extractor fan over. Single bowl resin sink with chrome mono mixer tap. Space and plumbing provided for washing machine. One cupboard housing the Ideal Mexico floor-mounted gas boiler which is





serviced on a regular basis with timer controls above. LED light strip to ceiling, window to side and laminate flooring. Door through to:

Utility Area

With shelving and work bench to side, laminate flooring and part-glazed uPVC door leading to rear garden.

First Floor Landing

Newly carpeted and having smoke alarm and loft hatch to roof space with fitted ladder access and boarded floors. Airing cupboard to side housing hot water cylinder and shelving provided for laundry.



Bedroom 1 (front)

A good size double bedroom with window, new carpet and decoration, fitted wardrobes and dressing table area to side.

Bedroom 2 (rear)

With window overlooking the rear, newly carpeted and decorated and having fitted wardrobes to one side.

Family Bathroom

With three-piece suite consisting of panelled bath with Mira electric shower unit above, tiling to all wet areas. Low-level WC and wash hand basin with fitted mirror above, chrome heated towel rail, extractor fan to ceiling and wood-effect vinyl cushion flooring with sliding access door from landing.

Outside

Opposite the front of the property is the privately owned parking area with space for two vehicles. Raised garden area beyond, ideal for use as vegetable garden with hedged rear boundary. To the side of the front door is an open archway with gate giving access to the rear garden.





Rear Garden

Enjoying a south-easterly aspect, laid to concrete with low maintenance gravel area to far end. Walled boundaries with timber garden shed to side, outside tap and light. Please note there is a right of way to one neighbour to the side, through the garden for bins, etc.

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.

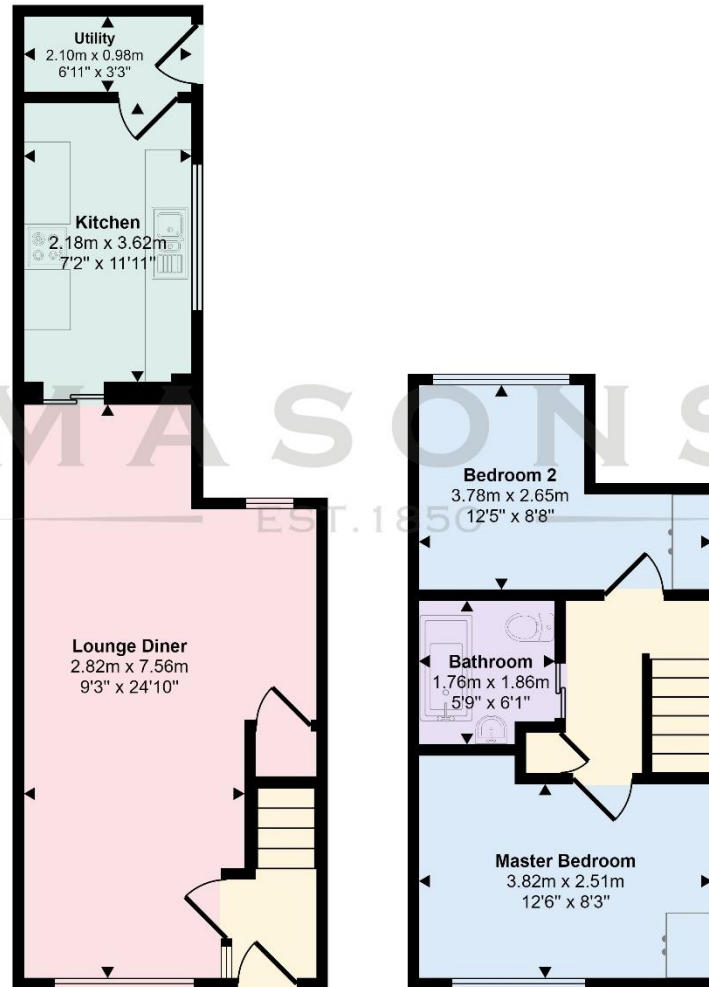
General Information

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 A.



FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
64 sq m / 685 sq ft



Ground Floor
Approx 37 sq m / 394 sq ft

First Floor
Approx 27 sq m / 291 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		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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