

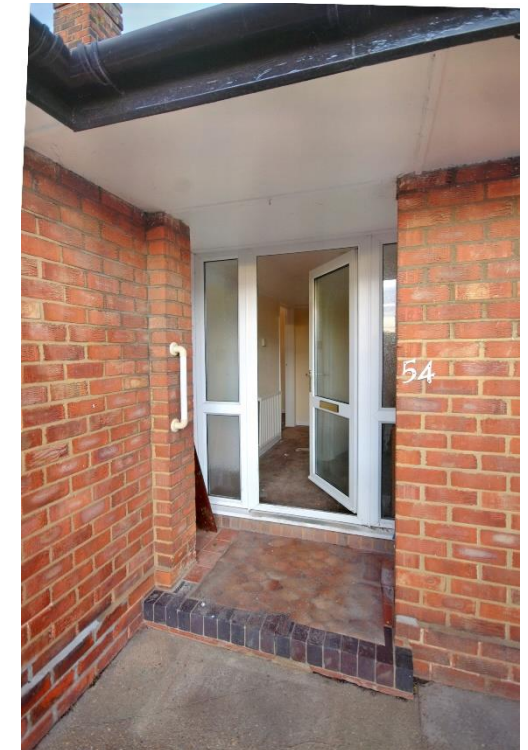


54 BRACKENBOROUGH ROAD
LOUTH LN11 0AQ

MASONS
EST. 1850

54 BRACKENBOROUGH ROAD, LOUTH, LINCOLNSHIRE LN1 1 OAQ

A semi-detached bungalow of attractive design with Rosemary style tiled hipped roof and occupying a corner plot with dropped kerb to the return frontage. The property has double glazed windows, gas central heating system, two bedrooms, two reception rooms, hall, bathroom and kitchen, all generally in need of modernization. Gardens to front side and rear. For sale with NO CHAIN.



Directions

Travel through the centre of Louth along Eastgate and at the second mini roundabout, turn left along Ramsgate, then at the next mini roundabout turn right along Ramsgate Road.. Take the third left turn onto Victoria Road, continue and keep ahead onto Brackenborough Road at the crossroads by the mini supermarket. Continue until No. 54 is found on the right on the corner with Fulmar Drive.

ABOUT 54 BRACKENBOROUGH ROAD.....

This semi-detached bungalow is of attractive traditional design with brick-faced external walls under a Rosemary style tiled roof and is estimated to date back to the 1950's. The roof is of hipped design with a complementary projecting front wing and a small concrete flat roof over the rear kitchen wing and garden store. The windows and doors are uPVC double glazed units (except garden store) and there is a central heating system with a gas combination boiler.

The accommodation is arranged as two double bedrooms, two reception rooms, a central hall and rear breakfast-kitchen off the dining room. If the dining room was accepted as the sitting room, then this bungalow could have three double bedrooms. There is space to extend at the side (STP) and the kerb and pavement have been dropped on the return frontage to Fulmar Drive, in readiness for a driveway opening, the rear garden having space for off street parking or for a garage/outbuilding (again STP). In general, the property requires modernisation but has the potential to be an attractive bungalow with well-arranged rooms.

Accommodation

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

Main Entrance

At the front of the property with a recessed porch having brick and quarry-tiled step up, grips to the side and a uPVC double-glazed door and matching double-glazed side panels to the:

Entrance Hall

A good size with a double radiator, base shelved unit to one side, picture rail and central heating thermostat. Smoke alarm and trap access to the roof void. White-painted four-panel doors lead off to the bedrooms, bathroom and reception rooms.



Sitting Room

A bright and airy reception room positioned at the front of the bungalow with a large window positioned on the front and side elevations in the corner of the room. Picture rail, ceiling light point, two wall light points and radiator. Hardwood carved pillared fire surround to a flagstone hearth with an electric fire.

Dining Room

Positioned at the side of the property, the dining room has a large, walk-in square bay to the side elevation. There is a radiator, picture rail and built-in, full-height shelved store cupboards to each side of the chimney breast with white-painted double doors. Connecting door to the:





Kitchen

The kitchen has units which are in need of replacement but presently comprise base cupboards, roll-edge work surfaces of granite style, wall cupboard units and a stainless steel, one and a half bowl sink unit with lever mixer tap and ceramic tile splashback. There is an old gas cooker with an extractor fan above and there is a window on the side elevation with tiled sill. Further small window to the rear elevation and side part-glazed (double-glazed) door to outside. Double radiator and opening to a larder which is recessed and contains the Alpha gas-fired combination central heating boiler, together with wall shelving and a carbon monoxide alarm.



Bedroom 1 (front)

A good size double bedroom with a large walk-in bay to the front elevation having double-glazed window to the front and side. Large radiator and bed switch for the ceiling light to the bay.

Bedroom 2 (rear)

A smaller double bedroom with a window on the rear elevation and large radiator. Ceiling light and bed switch.





Bathroom

With a light-coloured suite comprising a wood-panelled bath with electric shower unit over, pedestal wash hand basin with lever taps and low-level WC (seat required). Part ceramic-tiled walls extending into the rear window reveal and continuing to high level in the shower area above the bath. Radiator and ceiling light.

Outside

The property stands on a surprisingly good size plot with gardens which extend around the front, side and rear. Applicants should note that there is an opportunity to create a driveway within the rear garden and if required, seek planning permission to construct a garage or outbuildings. **NB.** There is already a drop kerb and lowered pavement in place on the return frontage to Fulmar Drive to enable this to take place.



The front garden comprises an area of lawn with brick wall, pillars and hedge along the front boundary, a gravelled and decked area, ornamental trees and a concrete-paved pathway. A boundary wall leads around the side of the property at an angle with a gateway and slope down from the pavement and then continues along the side boundary enclosing a mainly concrete paved garden with inset flower bed and ornamental tree. There is ample space for the storage of wheelie bins and to the side is the gas meter in an external cabinet. Fencing and arched gate into the rear garden which is laid to lawn with a concrete-paved seating area, concrete base suitable for garden outbuildings and a canopy porch over the external door from the kitchen. Adjacent is a panelled door into a garden store with single-glazed window. The rear garden is enclosed by timber fencing and a continuation of the side brick boundary wall along the frontage to Fulmar Drive.



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 to include 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 surrounding the town has many fine country walks and bridleways.

Viewing

Strictly by prior appointment through the selling agent.

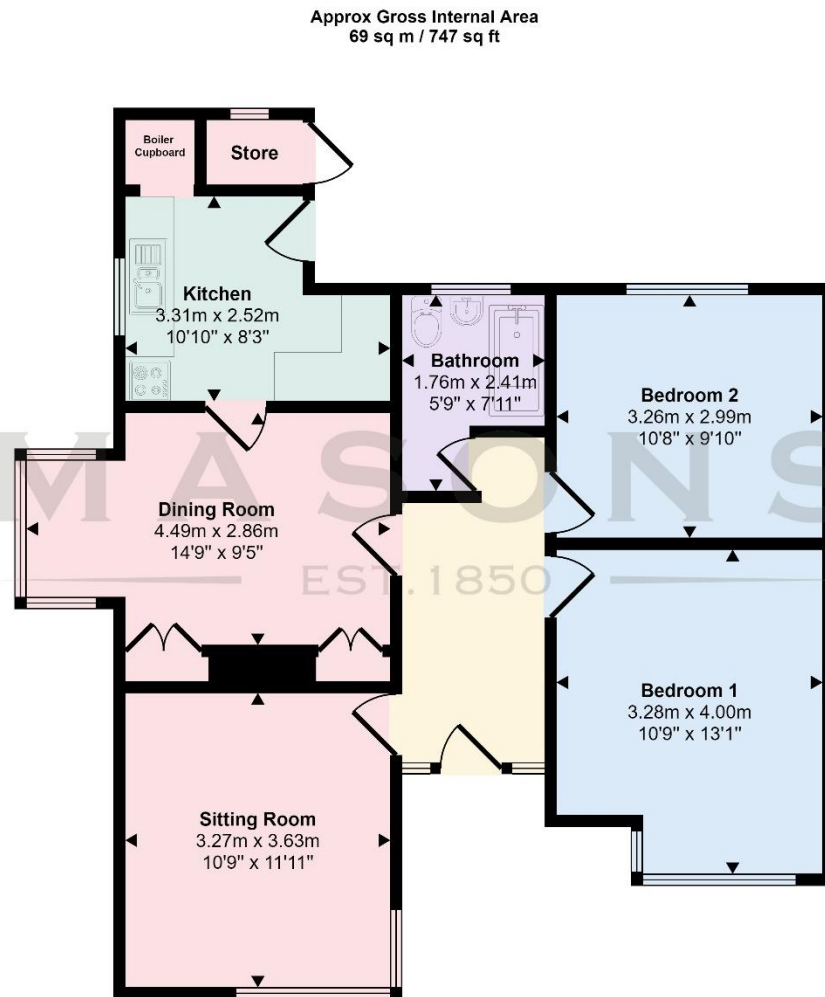
General Information

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

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.

MASONS
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Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they give notice that:

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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;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.