



63 CROWTREE LANE
LOUTH LN1 1 OQW

M A S O N S
EST. 1850

63 CROWTREE LANE, LOUTH, LINCOLNSHIRE LN1 1 OQW

This spacious detached bungalow is a renovation project in one of the most sought-after settings in Louth, just a short walk from town and facing the parkland of Westgate Fields with a large mature plot which includes a south sun-trap patio and rear garden backing onto the Louth Golf Club. The accommodation includes three double bedrooms, ensuite wet-room to bedroom one, family bathroom, two good reception rooms, hallway, conservatory and breakfast-kitchen. Long driveway, parking forecourt and attached garage. Gas central heating system with recent Ideal combination boiler. For sale with NO CHAIN



ABOUT 63 CROWTREE LANE

This surprisingly spacious detached bungalow is of timber-frame construction with brick external walls under a pitched timber roof structure covered in concrete tiles. The windows are double-glazed with timber frames and there is a rear uPVC framed double-glazed conservatory facing the south garden. Fascias and soffits have been replaced in white uPVC.

The central heating system has a modern Ideal condensing gas combination boiler located in the attached garage. The bungalow stands on a spacious plot in a prime location in the west residential area opposite the scenic parkland of Westgate Fields yet just a few minutes' walk from the town centre facilities.

A driveway leads up to a parking and turning area whilst giving access to the attached garage which is an excellent size. In general, the bungalow requires a renovation and modernisation scheme but affords tremendous potential in one of Louth's most sought-after locations.

Crowtree Lane leads west from the property with no through traffic, only as far as Hubbards Hills - gifted to the town in the early 1900's, a grassland park with dramatic wooded steep sides and the River Lud meandering through. From the park, pathways continue west into the Lincolnshire Wolds Area of Outstanding Natural Beauty.



ACCOMMODATION

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

Large front **Canopy Porch** with corner pillar, panelled ceiling with light and flagstone steps up to the part glazed front door with glazed side panel into the

Entrance Hall

L shaped plus recess with two radiators, two ceiling lights, double wall light and central heating thermostat. Recessed double cloaks cupboard with clothes rail and shelf over. Internal wide window and glazed door to the lounge. Trap access to the roof void. Large shelved recessed cupboard with sliding door and shelving, also presently housing the now redundant warm central heating unit.

Lounge

A spacious and bright room at the front of the property facing West Gate Fields. Brick fireplace with flagstone hearth, polished hardwood mantelshelf and gas coal-effect fire in ornate basket.





Wide window to the front elevation and large double glazed patio door with side panel to the side elevation. Two double wall lights and walk-through opening to the

Dining Room

Another well-proportioned room which is also light and airy with a window to the side elevation and a sliding aluminium framed double glazed window and part glazed door to the rear conservatory. Radiator, ceiling light and connecting door to the breakfast kitchen.



Conservatory

UPVC framed with a solid built side wall and double-glazed windows from floor level with a sliding wide patio door and side panel to the rear elevation together with a French door on the side elevation.

Polycarbonate roof, wall shelves, power points and two downlighter ceiling lights. A sunny conservatory, also ideal for house plants and taking advantage of the south aspect with views across the main garden.





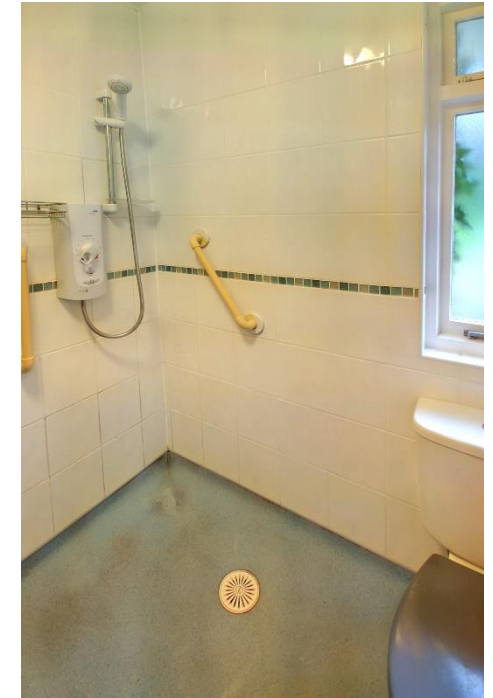
Breakfast Kitchen

With a range of hessian effect base cupboards and drawers, matching wall cupboards and tall unit with electric Hotpoint double oven incorporating grill and having a recess beneath. Etna gas 4-ring hob with cooker hood over. Roll edge work surfaces, double bowl stainless steel single drainer sink unit with mixer tap and space with plumbing for washing machine. Further under-counter recesses for appliances. Built-in breakfast bar angled from the side wall. Two rear double glazed windows with blinds and extractor fan.

Bedroom 1 (rear)

A spacious double bedroom with two windows on the south elevation and two built-in double wardrobes each with fitted clothes rails and shelving over. Radiator and connecting door to the:



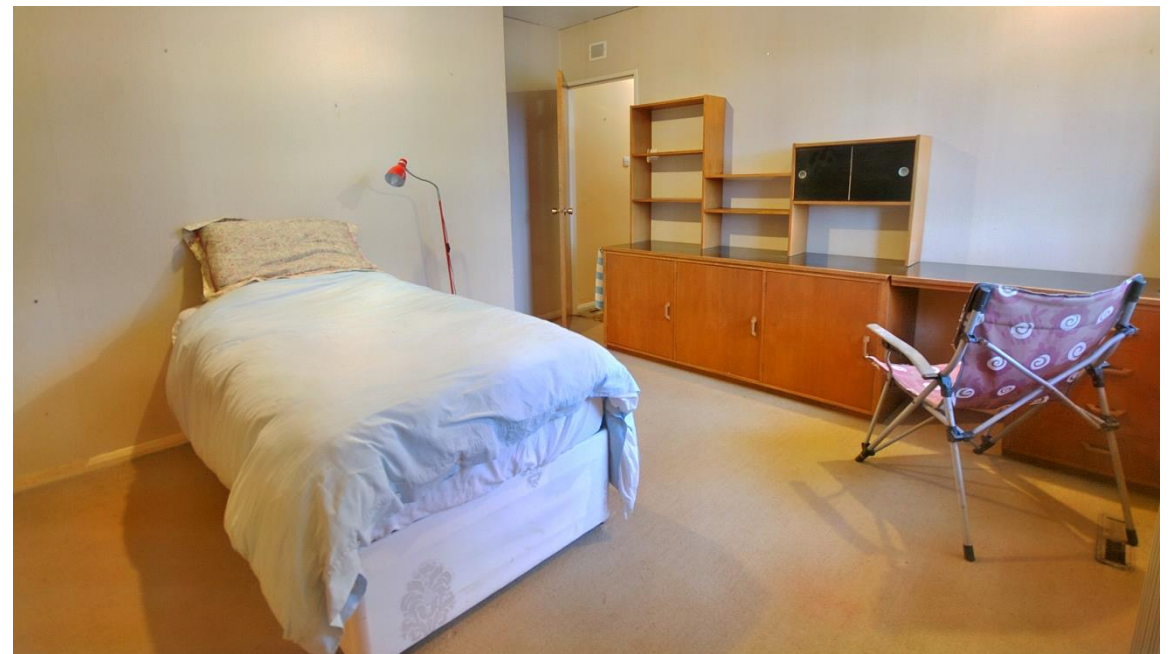


Ensuite wet room

White suite of low-level dual flush WC and pedestal wash handbasin with glass shelf, mirror and shaver socket over. Anti-Slip floor and open shower area with Mira electric shower unit, handset and rail. Rear window, ceramic tiled walls from floor to ceiling, electric water heater and extractor fan.

Bedroom 2 (front)

A double bedroom with two large recessed double wardrobes each having fitted clothes rail and shelving over. Radiator and front window facing Westgate fields and overlooking the main approach to the bungalow. Built-in range of base cupboards with dressing table kneehole and multi-shelf unit with built-in cabinet.





Bedroom 3 (front)

A smaller double bedroom but still a good size with front window overlooking the approach to the bungalow and facing Westgate Fields. Open fronted clothes hanging recess with clothes rail and shelf. Radiator.

Bathroom

Coloured suite comprising panelled bath with two grips, pedestal wash hand basin and low-level WC. Ceramic wall tiling from floor to ceiling and decorative tiled floor. Wall mirror, shaver socket, electric wall heater and rear window. Built-in linen cupboard with slatted shelves.

Attached Garage

A large garage with panelled walls and ceiling, up and over door at the front and a single glazed rear pedestrian door. Ideal condensing gas combination central heating boiler. Rear single glazed window, ceiling light, strip light, power points and electricity consumer unit/fuse boxes, together with the electricity and gas meters.



OUTSIDE



The property faces the open parkland of Westgate Fields with some lovely views through the trees and the approach from Crowtree Lane is over a sloping driveway up to a parking and turning forecourt. The drive gives access to the garage around which a pathway leads to the rear garden. Pedestrian access can also be gained around the right side of the bungalow.

The mature front garden comprises a grass bank planted with spring bulbs and interspersed with a number of mature trees including Scots pine, conifers of various types and an established monkey puzzle tree. There are numerous shrubs and bushes all maintaining privacy. The drive is shaped around to the right providing pathway access to the main front entrance.

The front garden and front windows of the bungalow enjoy the sun in the latter part of the day, as it is the sheltered rear garden which forms a suntrap for most of the day.

Along the rear wall of the bungalow there is an extensive sun terrace for garden furniture and alfresco dining, with a long low wall retaining the garden beyond, and wide centre steps together with smaller side steps leading up. The patio extends around the rear of the conservatory with wall enclosure.



The sun-terrace and patio walls retain raised flower beds with roses, bulbs and shrubs, beyond which the garden is mainly lawned sloping gently up to the south, the rear boundary backing onto the Louth Golf Club. There are many established trees, shrubs and bushes along and beyond the rear boundary forming an attractive natural backdrop.

Viewing: Strictly by prior appointment with the selling agent



Location

The bungalow stands in a prime residential area of Louth just a short walk from the town centre positioned around St James' church which has a magnificent spire reputedly the tallest of any parish in the country. The property is also ideally placed for walks through the parks in Westgate Fields and Hubbards Hills. The conservation area boasts some handsome Georgian and Victorian buildings, and the west side of Louth has been held in high esteem for many years.

Louth has three busy markets each week, many individual shops, highly regarded primary schools and academies including the King Edward VI Grammar. There is a wide choice of inns, cafes, bars and restaurants for relaxation. Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and club, golf club and bowls. There is a thriving theatre and a cinema.

Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west. The east coast is about 10 miles away at its nearest point while the area around Louth has many fine country walks and bridleways. Known as the Capital of the Lincolnshire Wolds, the town is on the eastern fringe of the area of outstanding natural beauty.

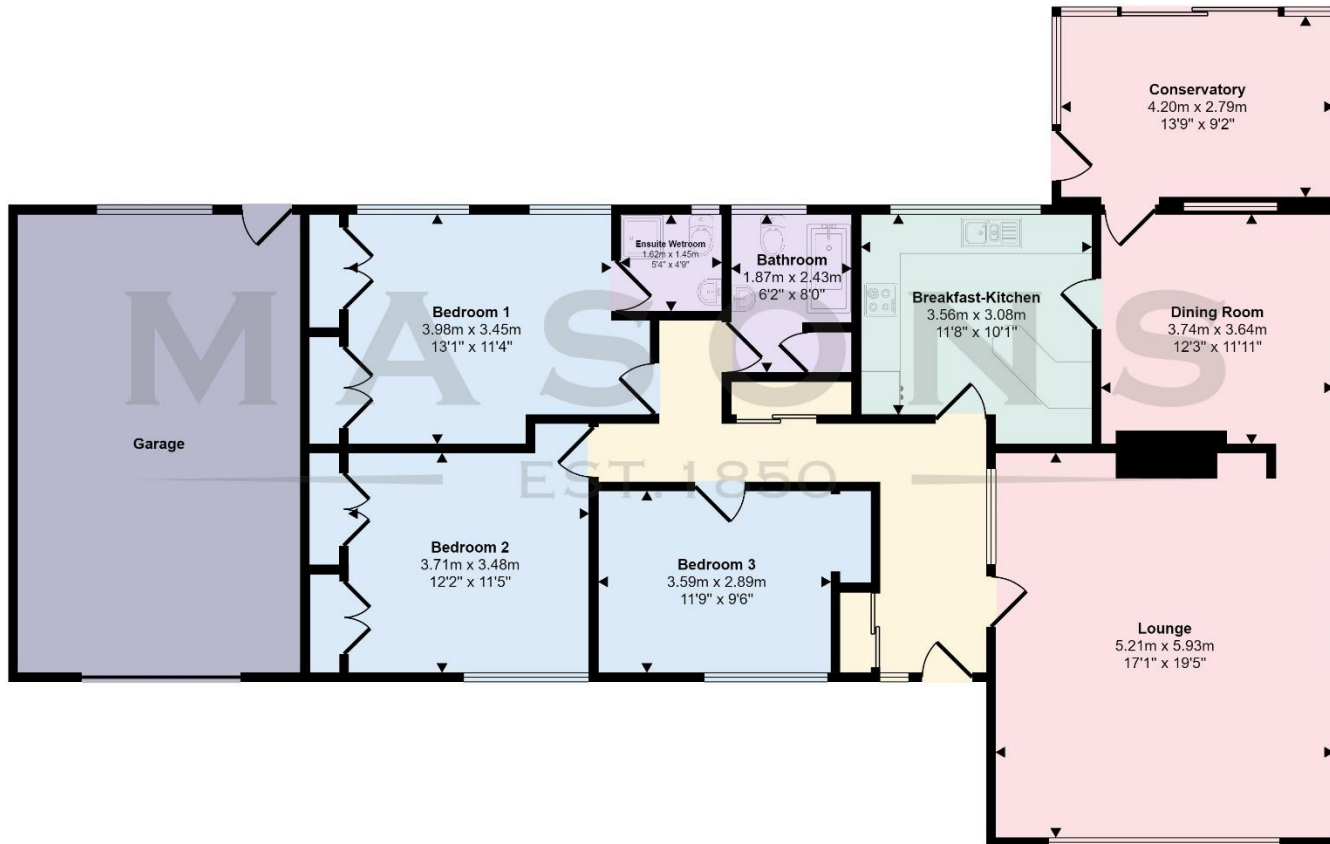
General Information

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. The property is believed to be freehold but copy title documents and plan have been requested from the solicitor acting to confirm legal tenure, boundaries etc.



FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
170 sq m / 1835 sq ft



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.

EPC Graph

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