

58, ST MARY'S LANE
LOUTH LN1 1 ODT

M A S O N S
EST. 1850

58, ST. MARY'S LANE, LOUTH LINCOLNSHIRE LN1 1 ODT

Standing in a prime residential location on the semi-rural outskirts of Louth market town, this individual detached house has been transformed by extension and imaginative alteration to provide contemporary accommodation featuring a superb garden room with field views, a spacious fitted dining-kitchen with part vaulted ceiling, a ground floor master bedroom with ensuite dressing room and bathroom and second double bedroom with south Velux balcony and panoramic views. Positioned on a large, mature plot with attached double garage, detached single garage with office and a versatile treatment room with ensuite washroom and independent ground floor access. Summer House with fittings for hot tub, greenhouse and sheds. A highly efficient home with upgraded insulation and modern heating system (see EPC). Security alarm.



Directions

From St. James' church in the centre of Louth, proceed along Bridge Street towards Grimsby Road for around a quarter of a mile and then take the next left turning onto St. Mary's Lane. Proceed for some distance towards the far end of St. Mary's Lane and then take the discreet second right turning before the junction which is signposted to include number 58. Continue along this private lane for around 200 yards then branch left and the driveway leading up to number 58 is ahead of you.

ABOUT 58, ST. MARY'S LANE

Believed to date back to the 1970s, this individual detached residence was purchased by a respected local builder in 2016 for his own occupation. The house was subsequently extended and improved significantly.

The principal original walls are of brick-faced cavity construction and have now been insulated internally with 50 mm of Kingspan and plasterboard with a new plastered finish to increase the efficiency of the property. The main roof is of pitched timber construction and was re-covered with concrete interlocking tiles incorporating a double Velux unit to the second bedroom, one side of which transforms into a balcony to enjoy the wonderful views to the south.

The original design was also significantly improved by extension and re-arrangement, creating a large dining kitchen with part-vaulted ceiling, a new utility room, an impressive garden room with semi-vaulted ceiling and glazed gable facing the open fields at the side and the creation of a further bedroom at first floor level. A previous third bedroom was re-purposed to create a large ensuite bathroom and dressing room to the ground floor master bedroom.

New floor coverings were fitted together with oak-veneered panelled and glazed doors, solid oak moulded skirting boards and door architraves to the ground floor accommodation. New first

floor doors were fitted of matching style but in a white painted finish. Modern LED lighting has generally replaced the original fittings.

A new gas-fired central heating system was installed with pressurised domestic hot water system and new uPVC double-glazed windows were fitted, together with uPVC double-glazed French doors and composite front and rear doors with double-glazed panes.

A detached third garage was constructed in addition to the existing double garage within the main structure and adjacent to this, in

contemporary style there is a home office, whilst to the rear of the garage a versatile additional room was formed and used for private home treatments, with its own ensuite cloakroom/WC and with scope to be a further home office, hobbies room, or as an overflow bedroom with facilities.

The rooms are spacious and well proportioned, combining traditional comfort with contemporary stylish and well-fitted rooms. A more detailed account of the accommodation is provided below.



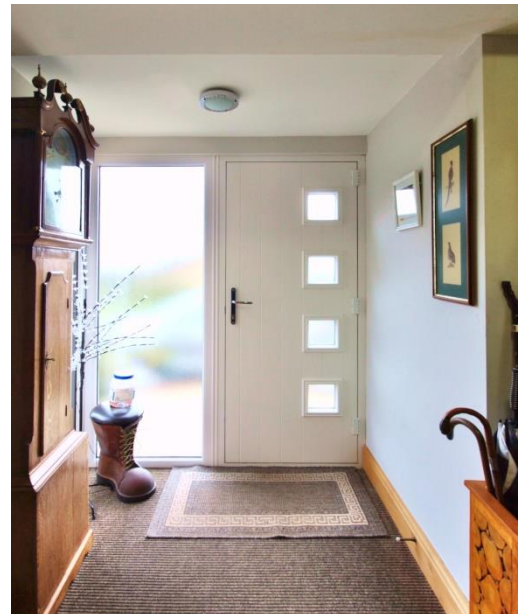
ACCOMMODATION

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

The main entrance is at the front of the property where a composite woodgrain-effect front door finished in grey externally and white internally, with four double-glazed square panes and double-glazed panels from floor level adjacent, opens into the:

Entrance Hall

A spacious hallway with mat well in the initial area then textured Karndean oak-effect flooring extending throughout, with a superb, carpeted staircase having an oak, glazed and chrome side screen to the first floor.





Large understairs cloaks cupboard with ample coat hooks and further double doors to a recessed, larger cloaks storage cupboard with coat hooks, shelving, electricity meter and the consumer unit with MCBs.

Two tall, stainless-steel radiators, central heating thermostat, two LED ceiling lights and ceiling porch light. An angled doorway at the rear opens into a walk-in airing cupboard with sensor light, insulated hot water cylinder with immersion heater and expansion vessel for the pressurised system. The airing cupboard is fitted with linen shelving, coat hooks and clothes hanging rails and to the side is the digital central heating programmer.

Door at the rear to the cloakroom/WC and oak-veneered, glazed doors to the lounge and dining kitchen.

Cloakroom/WC

Fitted in contemporary style with built-in grey woodgrain-effect base unit, having inset white suite of WC with concealed cistern and dual-flush control and a wash hand basin with chrome lever mixer tap and a framed, splash-boarded surround above. Radiator, extractor fan and Karndean textured oak-effect flooring extending through from the hall. Ceiling light point.

Lounge

A bright and airy reception room with generous proportions with a large front window enjoying open views across the front lawn to the south and two side windows facing the patio adjacent and providing

views over the open fields to the west of the property. Flame-effect gas fire with raised granite hearth and stainless-steel surround, two ceiling light points on dimmer switch and four spotlights to ceiling fitting. Two radiators and double-glazed door to the:

Garden Room

A stunning room with semi-vaulted ceiling, high-level, double-glazed gable window and wide bay beneath to the west elevation enjoying country views over the fields to the west. South double-glazed French doors and side panel from floor level and large window to the north. Two radiators, ceiling light point and four lights set into the sloping ceilings. Diagonally laid, textured oak-effect Karndean flooring with border. Glazed door and side panel from floor level to the:

Dining Kitchen

A really impressive room which is particularly spacious and fitted with a sleek, modern range of Sheraton built-in units in contrasting grey and white to include base cupboard units, corner shelves, drawer units with wide and deep pan drawers, quartz "sparkle" work surfaces with brightly coloured ceramic tile splashbacks, tall units comprising centre faced integrated fridge/freezer and side cupboards with smoky-glazed, LED illuminated cabinets over.

Integrated faced dishwasher, stainless steel, one and a half bowl sink unit with brushed chrome lever mixer tap and a filtered boiling water tap adjacent. Rangemaster gas range cooker with five rings, glass-fronted oven, side oven and grill, together with a Neff stainless steel arched cooker hood with two downlighters above.







The wall cupboard units are finished in white, contrasting the grey base cupboards and include corner shelves together with LED lighting beneath, illuminating the work surfaces. Part-vaulted ceiling with double-glazed skylight to the west slope, side and rear window and a high-level, five lamp chandelier to the main kitchen area. Multiple ceiling spotlights, mains smoke alarm, radiator and double-glazed door with side panel from floor level between the dining kitchen and garden room.





Utility Room

With units finished in white having metal handles and comprising base and wall cupboards, tall cupboards, roll-edge work surfaces in grey, stainless steel sink unit with mixer tap and grey Metro style ceramic tile splashbacks.

Space for tumble dryer and space with plumbing for washing machine. Wall-mounted Viessman gas central heating boiler. Radiator, side window with louvre blind and rear composite door with double-glazed panel to outside. Space for an upright fridge/freezer. Karndean marble style floor which extends through from the dining kitchen.



Master Bedroom

A superb spacious and bright bedroom by virtue of a wide window on the front elevation, providing panoramic views across the gardens and to the countryside beyond on the south side. Built-in large range of wardrobes with sliding doors having a mirror and gloss white finish. Two radiators, high-level TV aerial socket and power point for a wall-mounted TV, wall light point, ceiling light point and shaped walk-through archway to the:



En Suite Dressing Room

With clothes hanging and shelved compartments, radiator and ceiling light. Inner door through to the:

En Suite Bathroom

An excellent size with a white suite comprising panelled corner Jacuzzi bath and a full-length range of white built-in bathroom furniture over grey woodgrain-effect plinths with LED lighting. The units incorporate a low-level WC with concealed cistern and dual-flush control, bidet with douche and a curved wash hand basin with single lever chrome tap. The furniture comprises a range of base and tall cupboards surrounding the suite with an illuminated LED wall mirror, further mirror, shaver socket and terrazzo style dressing surface with a framed, high-level window on the rear elevation. The walls are splash-boarded in contrasting colours, extending into the corner shower cubicle which has glazed screens and curved, glazed doors, a thermostatic Aqualisa mixer unit and handset on rail, together with a combined LED light and extractor fan over. The bathroom has a ceiling light fitting with three spotlights and a white ladder style radiator/towel rail.



First Floor Landing

With radiator, mains smoke alarm and white-painted panel doors to the bedrooms, shower room and a deep built-in store cupboard with high-level shelf and wall light. Trap access to the upper insulated roof void.

Bedroom 2

A most impressive double room with a double Velux skylight unit, the right section cleverly designed to open at top and bottom, forming a balcony with secure side rails to enjoy the lovely outlook to the south of the property. There is a built-in range of furniture in white, comprising two double wardrobes, centre and side chests of drawers with mirror over the centre and a high-level range of cupboards. Two radiators and part-sloping ceiling.





Bedroom 3

A double bedroom with part-sloping ceiling and front and rear doors to under-eaves floorboarded storage space. Two ceiling lights, radiator and gable window providing views towards the fields on the west side of the house.

Shower Room

With a white suite of wash hand basin and low-level WC set into base units finished in white with ceramic-tiled splashbacks and the units conceal the cistern of the dual-flush WC with a grey woodgrain-effect plinth over. Decorative ceramic-tiled shower cubicle with contrasting coloured tile strip to one side and chrome shower mixer unit with handset. Hatch access to the under-eaves storage space and ceiling light, together with extractor fan and a white ladder style radiator/towel rail.



OUTBUILDINGS, GARAGES AND TREATMENT ROOM/ANNEXE BEDROOM

Treatment Room/Annexe Bedroom or Home Office

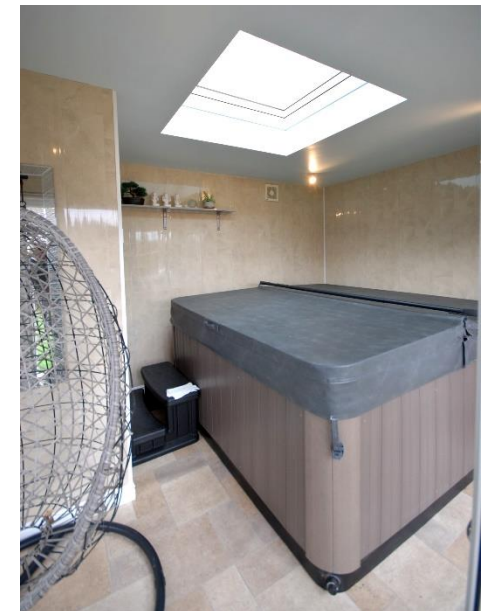
Approached at ground level through a double-glazed door on the side elevation to the rear of the garage, this versatile room has an electric wall heater, vinyl light oak-effect floor covering, window to the side and rear and four spotlights to the ceiling fitting. A door opens into the:

Ensuite Washroom

With light oak-effect vinyl floor covering extending through from the room. Modern, shaped wash hand basin over a dark woodgrain-effect base unit which also encloses the cistern for the low-level WC with dual-flush control. The wash basin has a chrome pillar tap and a splash-boarded surround. Extractor fan and side window.

Summer House

A modern garden outbuilding finished in timber cladding externally under a fibreglass roof with a projecting canopy and downlighters set into the wood panelled soffit. The building is angled for the sun with bi-folding double-glazed French doors onto a sandstone patio with connections internally to house a hot tub if required or simply enjoy this building with seating and furniture. The roof incorporates a remote-controlled





opening glazed skylight panel, and the walls are splash-boarded, insulated with double glazed side windows from floor level. Spotlights, ventilation fan and internal changing area with coat hooks and screen curtain.

Garages

The attached garages 1 and 2 each have remote controlled motorised roller doors. They are subdivided internally with a connecting doorway. **Garage 1** has an electric car charging point, strip light, power points, wall shelving and a rear uPVC pedestrian door to the rear garden.

Garage 2 has built-in cupboards and drawers along the back wall, a side window, strip light, power points and wall shelving. There is useful storage space within the roof structure above the two garages.

Garage 3 is within a separate detached building of block construction under a mineral felt roof and also has a remote-controlled motorised roller door. Internally there are two strip lights and power points. The rear wall is wood panelled where connected to the semi-detached:

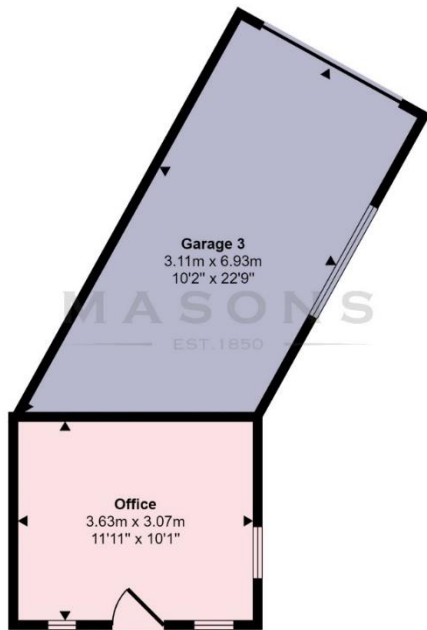
Home Office

A timber framed and insulated structure with fibreglass roof. Internally there are hard-wired telephone and power points, an electric wall heater, LED strip lights and three double-glazed windows with blinds. Entry is via a composite door having decorative double-glazed panes. The office has its own consumer unit with MCB's. At the front the roof forms a canopy with inset light and sensor floodlight to the corner



To the rear of the property the garden is banked with a metal framed **Greenhouse** and steps up to a good size timber **Garden Shed**. There is a smaller painted **Shed** in the far corner of the garden beyond the summer house.

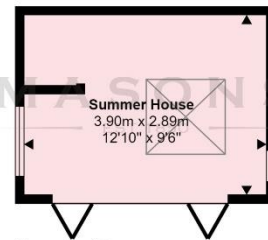
FLOORPLANS OUTBUILDINGS



Garage /Office
Approx 31 sq m / 329 sq ft

Denotes head height below 1.5m

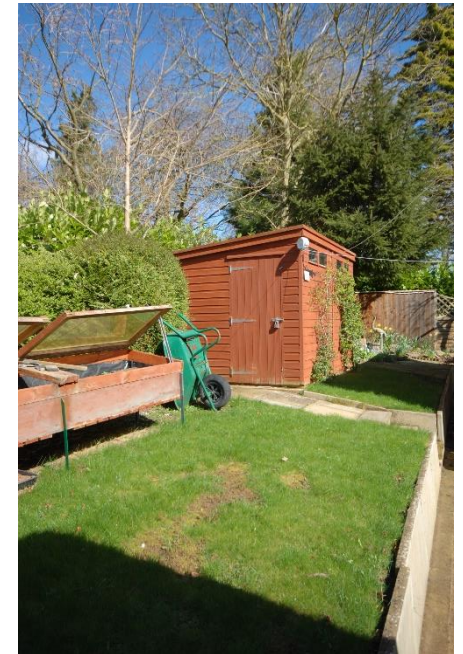
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Summer House
Approx 11 sq m / 121 sq ft

Denotes head height below 1.5m

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GARDENS AND DRIVEWAY

The property is approached from the lane through a brick pillared entrance and over a long driveway leading up to a parking and turning forecourt whilst also giving access to all three garages. A sandstone patio at the side of the driveway has steps through raised shrubbery and flower beds with curved brick retaining walls capped in blue bricks, up to the main entrance. A pathway also leads to the front door from the attached garages with flower border at the side.

The house is elevated and set well back behind a deep front garden laid to lawn, surrounded by flower borders with bedding plants and spring bulbs. There is a raised fishpond with a timber panelled surround, pump and filter.





A gated trellis arch with climbing plants leads through to the side garden, which enjoys a particularly rural feel with open views across the fields and woodland adjacent.

The house enjoys wildlife visitors from the neighbouring countryside on wing and foot which will interest an enthusiast.

The side lawn has mixed hedgerows including beech to the field boundary and slopes up to flagstone pathways around the side and rear of the house with steps from here up to the elevated patio by the French doors of the garden room, again with retaining red and blue brick walls. This patio is superbly placed for sunshine throughout the day and evening, with tremendous country views across the fields adjacent to woodland beyond.

The flagstone patio paving extends at an angle from the summer house before continuing around the rear of the property as a pathway. The garden to the rear is grass banked around the garden outbuildings, with retaining wall, steps up and border with conifers along the boundary.

By the garden shed there is crazy paving and a flower bed round a spruce tree. Flower borders and spring bulbs extend along the side of the pathway leading round the garage to the treatment room and rear of the house. There are

outside wall lanterns and security sensor floodlights on all elevations and a water tap at the rear.

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.

Location

The house stands in a prime residential area of Louth within walking distance of the town centre which is positioned around St James' church with its magnificent spire, reputedly the tallest church spire of any parish in the country.

The west side of Louth has been held in high esteem for many years and includes the scenic parks of Westgate Fields and Hubbards Hills extending to the western town outskirts and just a short walk away from St. Mary's Lan. Louth has an interesting conservation area boasting some

handsome Georgian and Victorian buildings of merit.

The town 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.

St. James Church from Westgate

and


*Westgate Fields looking east
towards town.*



FLOORPLAN GROUND FLOOR

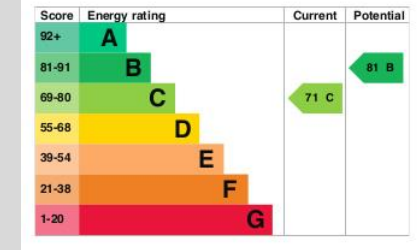
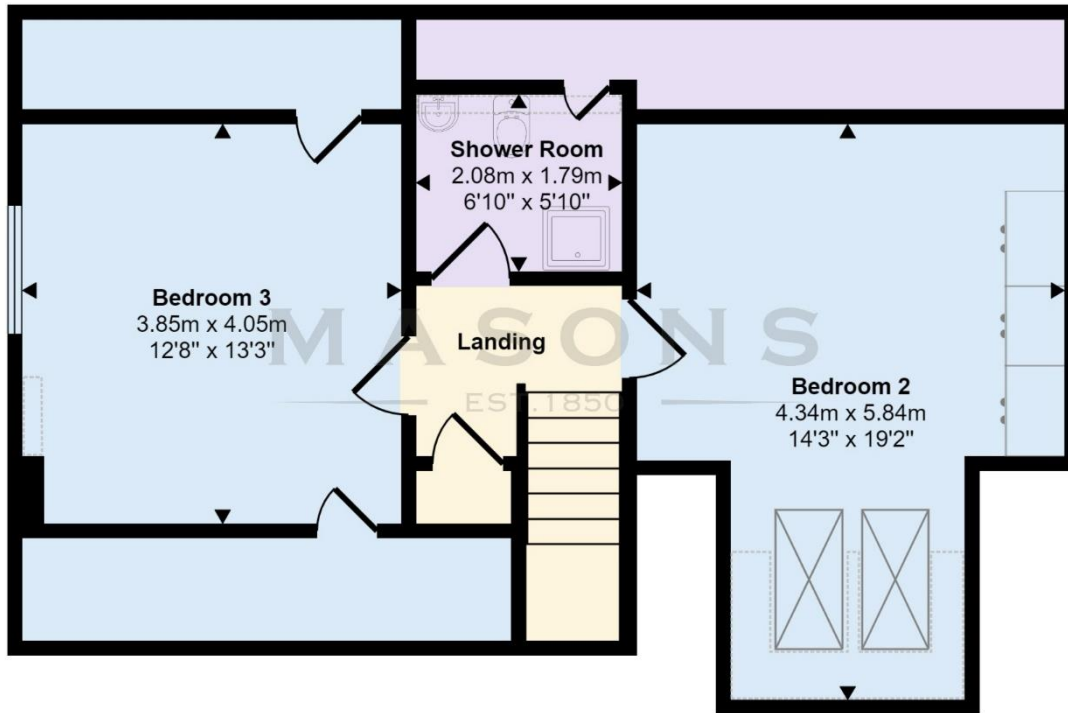


Ground Floor
Approx 197 sq m / 2117 sq ft

 Denotes head height below 1.5m

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FLOORPLAN 1ST FLOOR AND EPC GRAPH



First Floor

Approx 64 sq m / 691 sq ft

Denotes head height below 1.5m

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MASONS
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