



RISING LODGE, 9 ST. JAMES VIEW
LOUTH, LN11 9XY

MASONS
EST. 1850



01507 350500

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ABOUT RISING LODGE...

Positioned in a sought after residential area of Louth, this beautiful family home is located at the end of a cul-de-sac and enjoys an elevated plot with views across the town and Wolds countryside beyond.

The extended accommodation is presented in immaculate condition with a contemporary finish throughout comprising Kitchen Living area with bi fold doors, Lounge, Dining Room, Study and Utility. To the first floor are 4 double bedrooms two with en-suite and a further family Bathroom. Externally ample driveway parking and double garage while the rear enjoys an elevated southerly aspect and delightful private garden and patios.

The Property

Dating back to 1995 and built by a reputable local builder to a very high standard, the property was then later extended in 2001 to provide the dining room and master bedroom suite with a final further extension in 2014 to provide the kitchen living room and utility. The property has brick-faced cavity wall construction with pitched timber roof and clay pantile covering. The property had complete replacement uPVC windows and doors in 2018 by Spire Windows, which included replacement fascias, gutters, down pipes and soffits and retain the remainder of the warranty. The property is heated by the Ideal gas-fired boiler and supplemented by a hot water cylinder with shower pumps provided for power showers to the en suites. In addition, the property benefits full fibre broadband. The property is well positioned in a desirable area of Louth market town on a quiet cul-de-sac in an elevated position and occupies a large plot with views across towards Louth and St. James' Church spire. This superb home is situated on a surprisingly large plot by virtue that the vendor later purchased additional garden land to the rear which has created a superb and private amenity space.



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ACCOMMODATION

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

Entrance Porch

Having navy blue composite front entrance door with central leaded window, courtesy light to exterior, window to side and wood-effect floor with glazed timber door into entrance Hall.

Cloaks/WC

Off the porch and having low-level, back-to-wall WC, wash hand basin with cupboard below, tiled splashback, frosted window to side, extractor fan and tile-effect floor.

Entrance Hall

Pergo oak laminate floor with alarm panel to wall, two panelled timber doors to principal rooms and staircase leading to first floor with carpeted treads, timber banister and spindles.

Lounge

A superb, large and well-proportioned reception room having windows to two aspects. Attractive decoration with glazed timber doors leading into dining room. Coving to ceiling and carpeted floor with fireplace to side, having limestone surround, tile and cast iron inset and open grate fire with polished slate hearth and gas connection point to side if required.





Study

Positioned off the hall being a generous sized room with window to front, currently set up as home working space with Pergo oak laminate floor, coving to ceiling and has the potential to be used for a variety of purposes including further sitting room, play room or ground floor bedroom if required.



Kitchen Living Area

A superb feature of the property being later extended to the rear, providing superb open plan family room with large bi-fold doors opening onto the south-facing garden with three electrically operated Velux to roof allowing natural light to flood into the room with twin solid oak beams. High-quality fitted Sheraton kitchen with a good range of base and wall units finished with light duck egg blue shaker style doors and brushed stainless steel handles. Extensive range with soft-close hinges and deep pan drawers. Grey quartz work surfaces with matching upstands and good range of built-in appliances including twin Neff eye-level electric ovens with warming drawer below. Neff induction hob to side with stainless steel extractor hood and mosaic tiled backing. Further range of tall units to side with space provided for American style fridge/freezer and central island unit with contrasting white coloured Shaker style doors with grey quartz worktop and extended breakfast bar area. Inset one and a half bowl Franke stainless steel sink and chrome mono mixer tap. Built-in Bosch full-size dishwasher, spotlights and speaker system to ceiling with the entire room having underfloor heating which extends into utility area with smart grey gloss tiles throughout.







Dining Room

Windows to three aspects overlooking the garden. Spotlights to ceiling and coving with oak flooring and oak connecting doors back into lounge.

Utility Room

Having range of base and wall units with laminated work top and one and a half bowl grey resin sink with waste disposal, tiling to splashbacks, space provided for washing machine and under-counter fridge. Window overlooking garden and door access to garage. Spotlights to ceiling, underfloor heating with grey gloss tiles. Part-glazed timber door leading into garden and twin corner cupboards, one having electrics for tumble dryer and shelving within, the other having the wall-mounted Ideal gas boiler which is serviced on an annual basis.

First Floor Landing

Having carpeted floor and two panelled timber doors into bedrooms and bathroom. Airing cupboard to side with large water tank with immersion heater, timer controls and shelf provided for laundry.



Master Bedroom

A superb addition to the property, positioned at the rear with vaulted ceiling and large window to rear and side overlooking the gardens, enjoying a sunny aspect. Ceiling and wall light points, carpeted floor and wallpaper to one wall with glass blocks to en suite. Very generous double in size with door leading off the entrance into:

En Suite Shower Room

Large walk-in shower cubicle with Aqualisa power shower wall-mounted controls having rainfall and hand-held attachment. Fitted base and wall units finished in gloss grey with composite marble top and top-mounted sink with mono mixer tap. LED lights to plinths, good range of cupboards and drawers, back-to-wall WC. Fully tiled walls in marble-effect finish with mosaic pattern above basin and fitted mirror. Karndean tile floor with inset spotlights and extractor fan to ceiling. Anthracite grey centrally and electrically heated towel rail and frosted glass window to side.





Bedroom 2

A further large double bedroom with window to front, carpeted floor, coving to ceiling and built-in wardrobes with lighting to side with shelving and hanging rail. Alarm panel to wall and door into:

En Suite Shower Room

With large walk-in shower with curved glass and Aqualisa power shower with wall-mounted controls. Attractive tiling to wet areas with base units fitted, having good cupboard space with quartz worktop and mounted basin with chrome mono mixer tap. Shaver point and extractor fan to wall, back-to-wall WC, centrally and electrically heated chrome towel rail. Frosted glass window to front and spotlights to ceiling with tile-effect floor.



Bedroom 3

Positioned at the front with window and carpeted floor, loft hatch to roof space. A generous double room with built-in wardrobe to side.

Bedroom 4

A final bedroom being double in size with window overlooking the garden. Carpeted floor and double wardrobes with shelves and hanging rail.

Family Bathroom

With panelled bath and Aqualisa shower unit above with rail and curtain, tiling to wet areas. Wash hand basin and low-level WC, extractor fan to wall and heated towel rail to side. Shaver point and frosted glass window to rear with Amtico flooring.



Integral Double Garage

Having remote electric roller door to front, window to side and range of base and wall units with worktop, ideal as a workshop area. Loft hatch to roof space and spotlights to ceiling. Electric consumer unit to wall.

Outside

The property is approached from the end of the cul-de-sac with attractive block paved driveway leading to the double garage and front door providing parking for multiple vehicles. Well-maintained planted borders to perimeters with mature shrubs, bushes and trees with front brick retaining wall. Gated access to rear garden with the lawned front garden extending around to the side.

Rear Garden

Having Indian sandstone patio adjacent the bi-fold doors with external lighting and outside tap. Steps up to the raised patio area with further patio garden area, ideal for barbecues and al fresco dining with the whole garden enjoying a superb southerly aspect capturing the sun for the whole day, with a very private setting. External power points provided with the garden extending to the rear laid to lawn with mature planted borders having shrubs, bushes and trees. Fenced boundaries with the garden having an elevated aspect towards the rear, providing views across to Louth and St. James' Church spire. Block-paved patio area to the rear corner which benefits from capturing the evening sun. To one corner is the brick-built former piggery which pre-dates the property, having pitched roof with clay pantiled covering and with window and door, providing useful storage for garden machinery and garden furniture, etc.





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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.

Directions

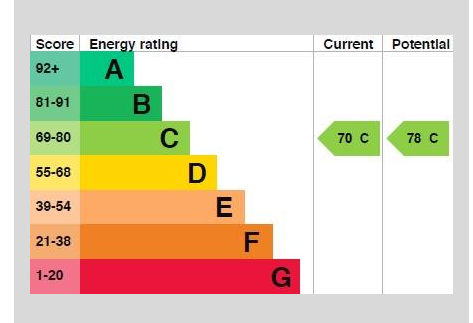
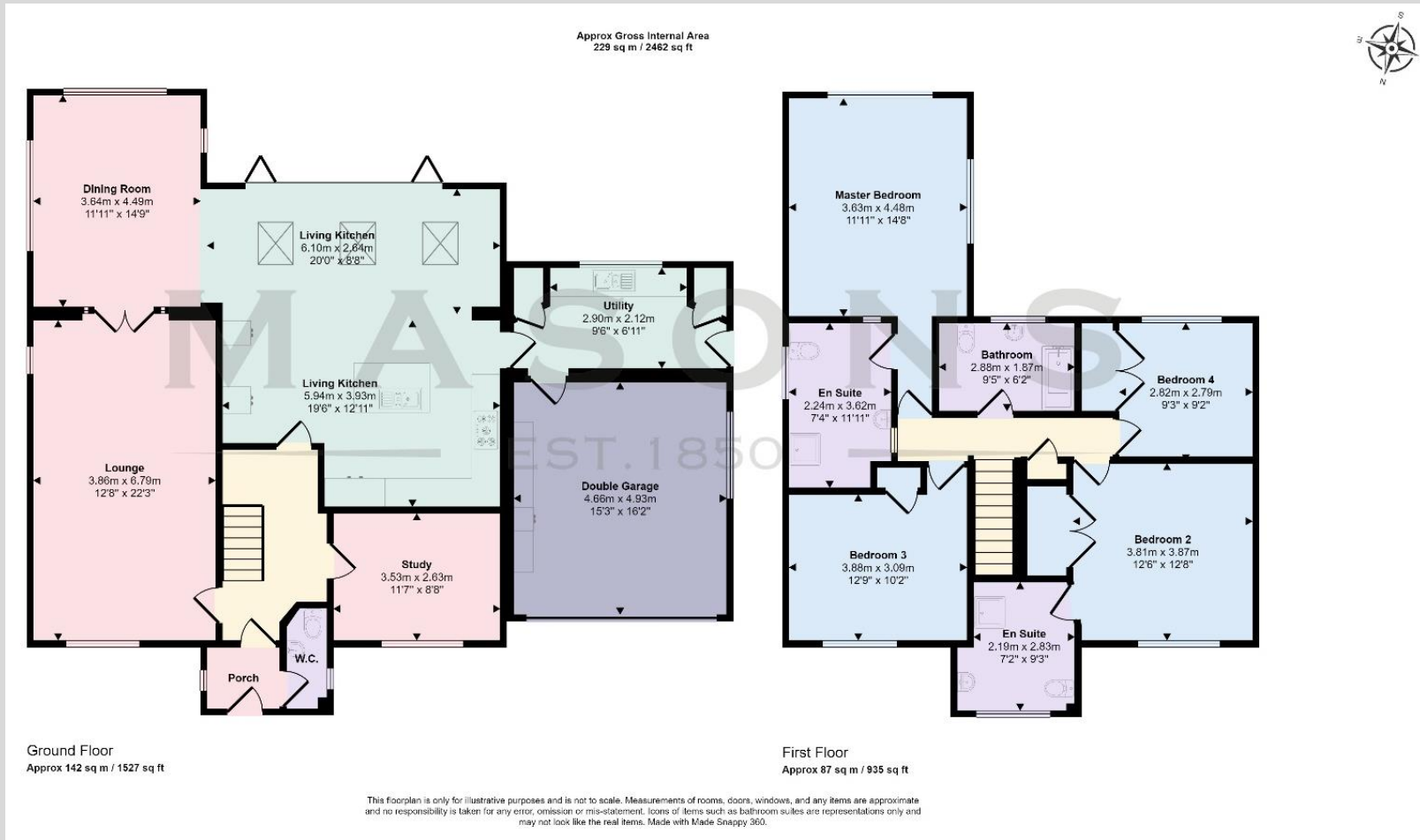
From the centre of Louth, proceed south along Ugate, away from St. James' Church to the traffic lights, continuing south along Ugate and take the second right turning into Meridian View. Travel up the hill and around the bend and take the first left turning into St. James' View and number 9 can be found towards the end of the road on the right-hand side.



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FLOORPLANS AND EPC GRAPH



MASONS
EST. 1850

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

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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.