

MASONS

SALES & LETTINGS



3 PIPPIN CLOSE
LOUTH LN11 9FF

MASONS

EST. 1850

3, PIPPIN CLOSE, LOUTH, LINCOLNSHIRE LN1 1 9FF

An immaculately maintained and greatly improved detached 4-bedroom family house with mature gardens to front, side and rear, a spacious driveway for multi-car parking, an attached garage and a re-configured living area featuring a refitted living/dining-kitchen which is open plan with a glass roof conservatory. Hallway, lounge with bay, utility and cloaks/WC, family bathroom and ensuite shower room. The house is tucked away from the road in an attractive setting.



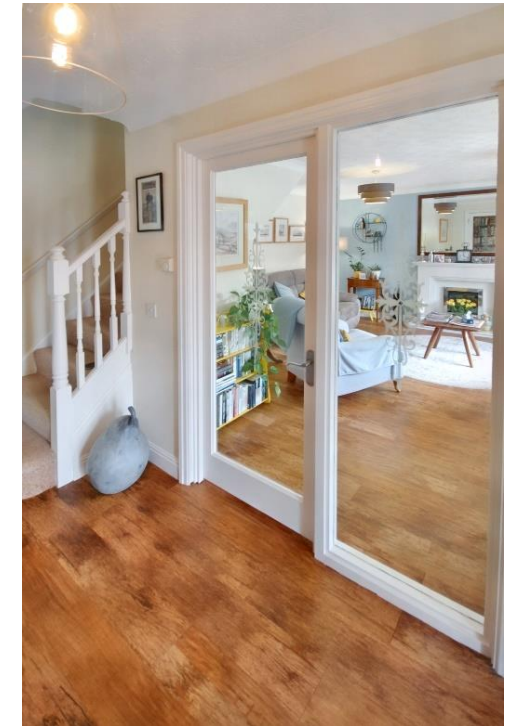
Directions

From St. James' Church travel south along Upgate and at the traffic lights, turn left onto Newmarket. Turn left after The Brown Cow Inn down Church Street and then take the first right turn along Mount Pleasant. At the small junction carry straight on and then take the first right into Robinson Lane. Pippin Close is the first left turn off Robinson Lane and after just a few yards, the shared private driveway leading to number 3 will be found on the left.

ABOUT 3 PIPPIN CLOSE

Constructed during the 1990s, this attractive and well-maintained detached family house has been greatly improved by rearrangement and extension of the interior, incorporating a brand-new fitted living/dining kitchen with appliances, which is open plan with a glass roof conservatory to the rear. The house has traditional brick-faced cavity walls beneath a main upper concrete-tiled roof and there is a single storey side wing incorporating the garage with pitched concrete-tiled roof over. The original windows have been replaced with modern uPVC double-glazed units and there is an attractive composite front door from a tiled entrance porch. A new central heating boiler has been installed within the last ten years and the re-designed interior has created an attractive lounge with walk-in bay window and a gas fire set into a contemporary surround.

There are gardens to front, side and rear which are mature and well-stocked, the former enjoying surprising privacy and seclusion whilst also taking advantage of the sunny south aspect. The rear garden takes advantage of the afternoon and evening sun. Viewing is strongly recommended.



ACCOMMODATION



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

Ground Floor

The main entrance is at the front of the house where the tiled roof of the garage wing extends to form a canopy porch with white uPVC panelled ceiling and inset light, together with an external power point adjacent Composite front door with four opaque double-glazed panes framed in silver and a double-glazed side panel from floor level, also with opaque glazing. The front door opens into the:

Entrance Hall

An attractive and light reception area with a Karndean medium oak style floor covering which extends through into the lounge. The staircase leads off to one side with white spindle balustrade by the lower steps. Coved ceiling with smoke alarm, consumer unit with MCBs, double radiator and white four-panel door to the dining kitchen. Glazed door with matching glazed side panel to the:



Lounge

A well-proportioned, bright and airy room with a wide, walk-in front bay window overlooking the attractive front garden. Contemporary polished stone pillared fire surround with mantel shelf, hearth and a mirror finish stainless steel frame to the flame-effect gas fire. Two double radiators and coved ceiling.





Dining/ Living Kitchen

A versatile and spacious, well fitted room with potential for a living area to one side, central dining area and open through a square, walk-through archway to the glass roof conservatory at the rear.

The floor is covered in Project vinyl floor tiles of slate style and the kitchen was refitted in 2017 with a sleek range of units in matt white having handleless, soft-close doors and drawers with chrome trim. The units comprise base cupboards with two drawer units, one having deep and wide pan drawers, a corner carousel unit, pull-out double bin unit and integrated, faced Bosch dishwasher.

There are three wall cupboard units with LED lights beneath, illuminating the Corian work surfaces. Range of integrated, faced Zanussi fridge/freezer, centre base cupboard with wine store, illuminated glazed cabinet and shelving adjacent, LED lights beneath over the Corian work surfaces and a tall unit





housing the Neff electric double oven. The main oven is fan assisted and the grill is incorporated in the upper oven. The white Corian work surfaces have Metro style ceramic tile splashbacks and an inset Neff induction, black glass hob with Neff stainless steel cooker hood having twin downlighters over.

Sleek, stainless-steel single-drainer sink unit with large sink and a brushed stainless steel lever mixer tap. Three slender pendant lights over the sink and rear window overlooking the rear garden. Two tall designer radiators in white with pistol valves, six LED downlighter spotlights and one of the double power points has combined USB sockets. Connecting door to the utility room and walk-through arch to the:





Conservatory

Constructed on a base wall with plastered and decorated finish internally, the conservatory has uPVC double-glazed windows and a tinted double-glazed roof. There are double-glazed French doors on the side elevation, electric wall heater and the Project tiled floor extends through from the dining kitchen into this room. Pendant light point to the ridge, switch for two low-level exterior lights by the French doors and one double power point with combined USB sockets.

Utility Room

With Project tiled floor covering extending through from the dining/living kitchen and continuing into the cloakroom adjacent. Built-in units with a white woodgrain effect finish comprising cupboards and drawers, matching wall cupboards and a tall cupboard complementing the units in the kitchen with power point within. Oak block work surface with inset circular, stainless steel sink unit and tall, chrome swan-neck mixer tap. Space and plumbing for washing machine, space for tumble dryer with vent to outside. Double radiator, ceiling light point, rear window overlooking the garden and a wall-mounted Worcester gas-fired central heating boiler (full service history) with digital programmer adjacent. Part-glazed (double-glazed) side door with opaque glazing to outside. Connecting door to the:





Cloakroom/WC

Modern suite in white comprising low-level, dual-flush WC and vanity wash hand basin of rectangular design with chrome pillar lever tap and double cupboards beneath; Metro style ceramic tile splashback over. Chrome ladder style radiator/towel rail, side window with opaque glazing and to the side there is a coat-hanging rail with shelves over and space for shoes beneath.

First Floor

Landing

Recessed, built-in airing cupboard containing the foam-lagged hot water cylinder and immersion heater with linen shelving over. Long trap access to the ceiling with folding ladder to the part-boarded roof space, providing storage space and having a strip light and shelving to the side. Smoke alarm over the staircase and white, four-panel doors leading off to the bedrooms and bathroom.

Bedroom 1 (rear)

A good size double room with a wide rear window overlooking the main garden. Radiator and door to:

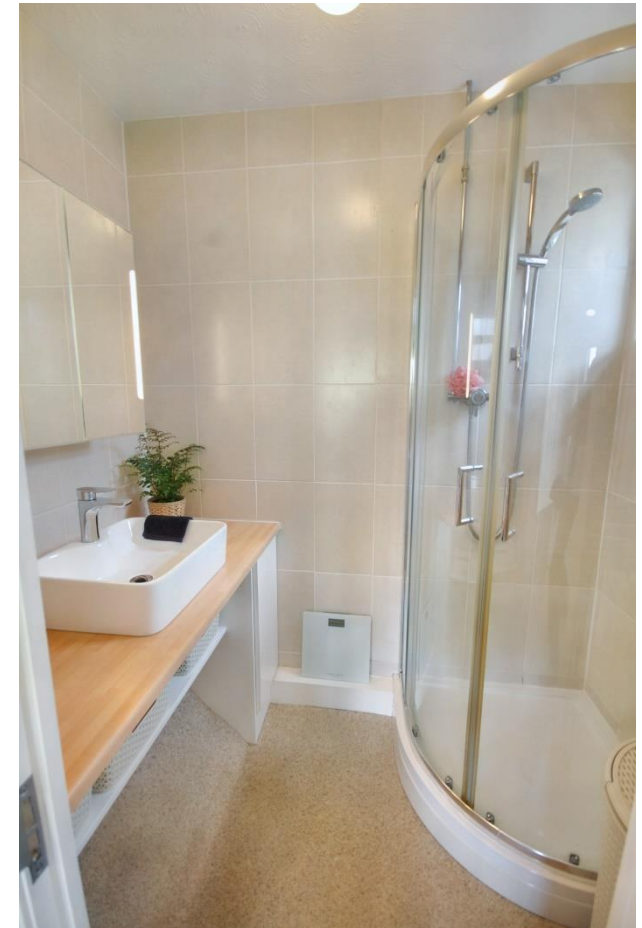


En Suite Shower Room

With a corner glazed and ceramic-tiled shower cubicle, having curved, glazed double doors and a shower mixer unit with handset on rail. Modern white rectangular wash hand basin having lever pillar tap, set into a beech-effect, roll-edge surface with illuminated, mirror-fronted cabinet over. Ceramic floor-to-ceiling wall tiling, chrome ladder-style radiator/towel rail and side window with opaque glazing.

Bedroom 2 (front)

A good size double bedroom with an attractive light green colour scheme and one wallpapered wall. Radiator and front window.





Bedroom 3 (front)

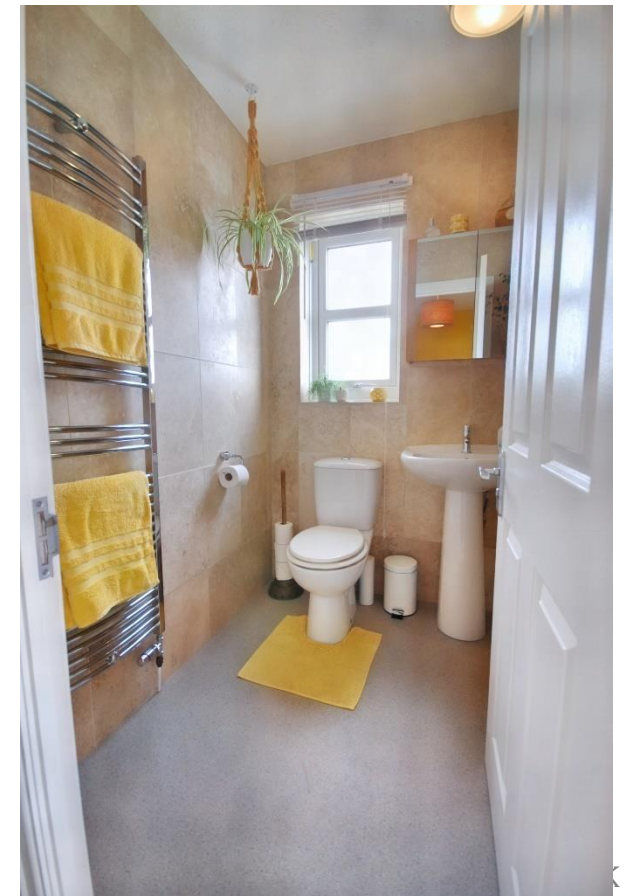
Presently a study for the present owners but a double bed has been positioned in this room previously. Medium oak style Karndean floor covering, radiator and front windows.

Bedroom 4 (rear)

Currently a hobbies room for the present owners, with a recessed built-in wardrobe/store cupboard with clothes rail and shelf over. Radiator and rear window overlooking the garden.

Family Bathroom

With a white suite and walls fully tiled in travertine, extending into the side window reveal. The suite comprises a panelled bath with shower mixer unit over, having a handset on rail and glazed side screen, together with a pedestal wash hand basin with lever pillar tap and a low-level, dual-flush WC. There is a chrome ladder style radiator/towel rail and the window is opaque glazed.



OUTSIDE

The property enjoys a pleasant position at the end of a small, private shared drive which opens within the curtilage to form a spacious turning and parking area for a number of vehicles, (five cars possible), whilst also giving access to the:

Attached Garage

Approached through an up and over door and having electric light, power points and a trap access with drop-down ladder to the roof void which is boarded for storage purposes, with an electric light. There is a security twin sensor spotlight by the garage door.

Gardens

The house is advantageously positioned to enjoy gardens wrapping around the front, side and rear. The front garden is unusual as it enjoys the seclusion normally found at the rear of a house whilst also benefitting from a warm, sunny aspect. The L-shaped driveway is separated from the front garden by a beech hedge. A lawned area surrounds a wildlife pond created by the present owners with a well-stocked rockery surround and pond plants. There are borders with a wealth of ornamental shrubs, bushes and bedding plants together with a crab apple tree and a bee bee tree. There are fences to the boundaries and separating the side garden with a screen gate between the two. At one side is the metal framed greenhouse.

The side garden is enclosed and laid to lawn around a raised bed for vegetables or herbs. A good size garden shed stands at the side and there are 7 linked water butts from the house roof, a single water butt





from the shed roof and two compost bins. Paving slabs in the lawn lead into the rear garden.

The side lawn extends into the rear garden with mature shrubs surrounding, and an established ornamental tree close to the fenced rear boundary. A pathway then leads through a pergola with climbing plants and roses to a further garden shed and a gravelled seating area around a circular paved patio. As the owners have demonstrated this is an ideal area for pot plants, tubs and hanging baskets with space for garden seating and furniture.

Storage area to the rear of the shed and space for wheelie bins. Outside tap and LED floodlight.

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 D.



Location

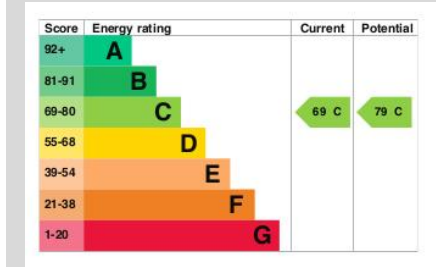
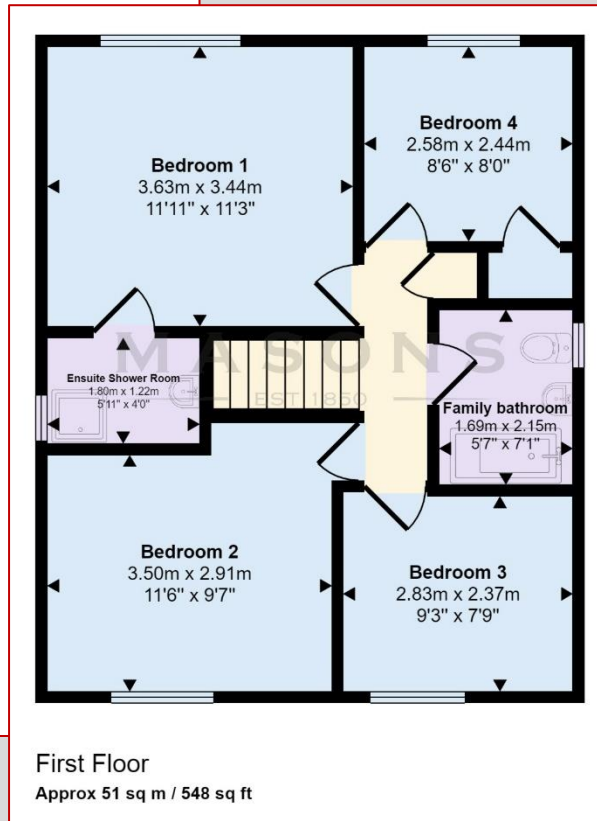
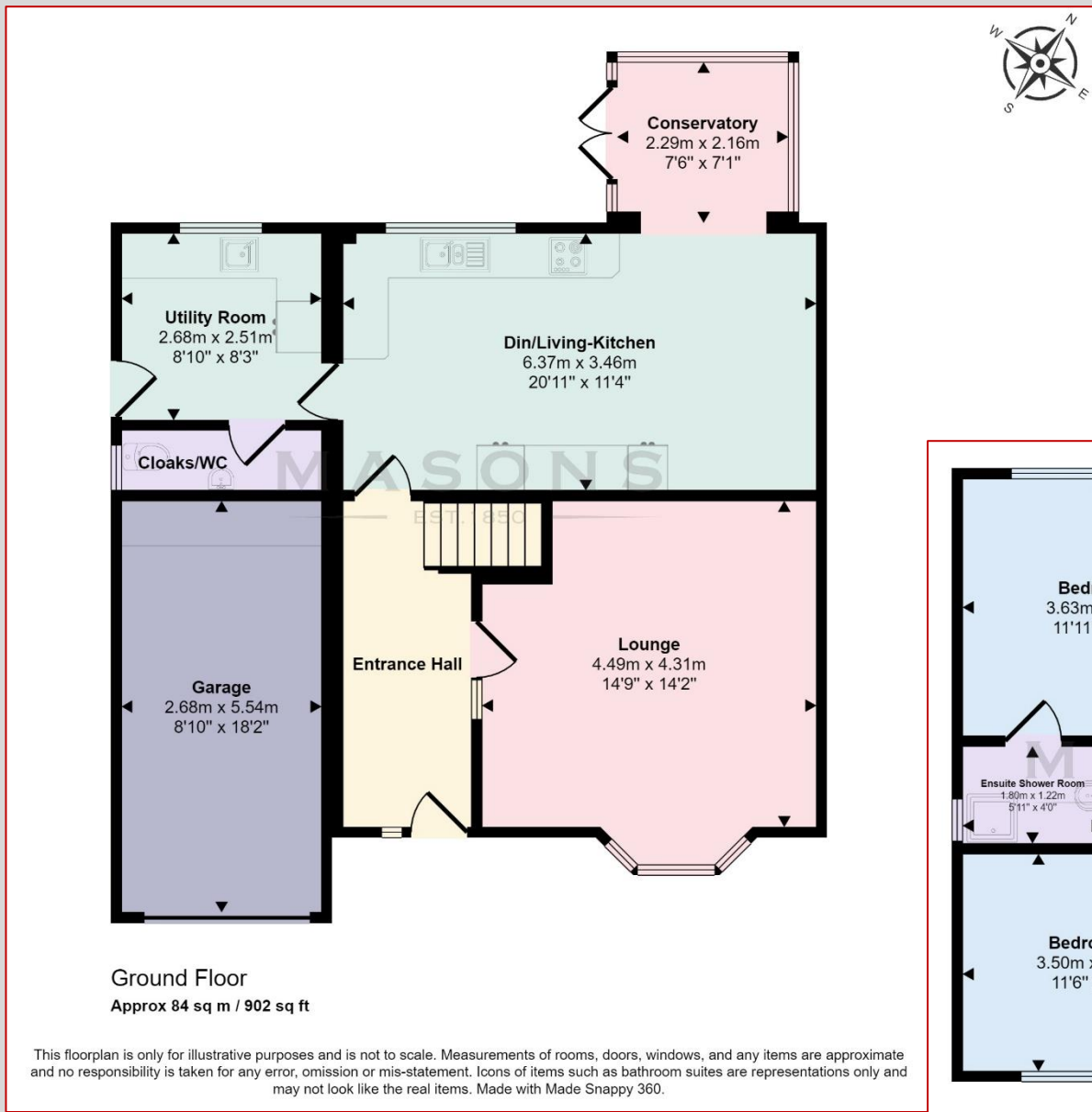
Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

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.



Above - Westgate Fields. Right - St James' Church

FLOORPLANS AND EPC GRAPH



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