

30 ELM DRIVE  
LOUTH LN11 0DQ

**MASON'S**  
EST. 1850



## 30 ELM DRIVE, LOUTH, LINCOLNSHIRE, LN1 1 ODK

Positioned in a quiet, mature, residential area of Louth market town, this spacious semi-detached house is in need of modernisation. With great potential, the rooms include 3 first floor bedrooms and bathroom, hallway and landing, lounge, long dining kitchen and a dining or sitting room with patio door to the main garden. Immaculate front and rear gardens, the latter forming a sun trap for much of the day and gated drive for off street parking and access to the attached garage.



# ABOUT 30 ELM DRIVE ...

## The Property

Constructed during the 1960's to an excellent traditional design with spacious rooms, this semi-detached house has brick-faced cavity walls under a pitched timber roof structure covered in concrete tiles.

The large, double-glazed windows give the rooms a light and airy feel. To the side is a single-storey brick built attached garage with brick piers, the rearmost area of which has been partitioned and panelled internally to form a second, sunny sitting or dining room with patio door onto the main garden.

The house has a gas central heating system and gas fire – both are working but applicants need to satisfy themselves regarding their ongoing use by taking specialist advice. The windows are double-glazed but some seals have broken down; fascias and soffits are in white uPVC.

## Directions

Travelling through the centre of Louth along Mercer Row and Eastgate, proceed to the far end of the town centre and at the second mini roundabout turn left onto Ramsgate. Proceed to the next mini roundabout and take the second exit along Ramsgate Road and then take the third left turning into Victoria Road. Continue to the crossroads and turn right along Keddington Road and then take the second turning on the right into Elm Drive. Continue almost to the end of the road until number 30 is found on the right side.



## ACCOMMODATION

### 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 and comprises single-glazed double doors into a single-glazed, enclosed entrance porch with diagonally laid quarry tiled floor, painted wood-panelled ceiling and an inner glazed door with matching side panel, both having obscure glazing to the:

### Entrance Hall

A spacious reception area with a staircase having a painted white side screen leading to the first floor and a door beneath into a good size understairs store cupboard, within which the electricity and gas meters are located, together with the consumer unit with MCBs. There is also a wall shelf and coat hooks to wall rail, together with a wall light. Radiator, coved ceiling with ceiling light point, smoke alarm and door chimes. Further combination smoke and carbon monoxide alarm by the side of the staircase.





### **Lounge**

A good size reception room with a feature stone fire surround incorporating display niches, stone hearth, side straight and curved display plinths with alcove and wall lights over. The gas fire is in operating condition but applicants are advised to have this thoroughly checked by a gas specialist before use. Large window with low sill to the front elevation, radiator and coved ceiling with ceiling light point.

### **Dining Kitchen**

A spacious, bright and airy room with two windows to the rear elevation, each having vertical louvre blinds. The kitchen area has built-in base and wall cupboard units finished in grey and white with work surfaces and ceramic tile splashbacks, together with a single drainer stainless steel sink unit.







There is space with plumbing adjacent for a washing machine or dishwasher and space for a cooker with both gas point and electricity panel. Radiator, coved ceiling, pendant light to the dining area and strip light to the kitchen area. The Glow Worm Hideaway gas-fired central heating boiler and programmer adjacent are in working order but are again in need of checking by a gas specialist before use. Connecting door to:

#### **Sitting or Dining Room**

Again, a light room with a large, double-glazed sliding patio door and fixed side panel to the rear elevation, presenting a lovely view across the main garden and allowing light to flood into the room. Panelled walls, ceiling light point and sliding pine panelled door to the garage.







## First Floor

### Landing

An L-shaped landing with white painted screen around the stairwell and a good size window on the side elevation. Coving to the ceiling, smoke alarm and trap access to the roof void. Full-height, built-in airing cupboard with three doors, the lower section housing a foam-lagged hot water cylinder with immersion heater and linen shelves to the upper two sections. The switch for the immersion heater is located within the dining-kitchen. The doors leading off the landing have glazed fanlights allowing light to pass through the house.

### Bedroom 1 (front)

A spacious double bedroom with a wide window on the front elevation presenting an attractive outlook across the surrounding area. Radiator and coving to the ceiling; ceiling light point.



### **Bedroom 2 (rear)**

A second good size double bedroom with a range of built-in, recessed wardrobes having sliding doors, clothes rails and a range of store cupboards over. Radiator, coved ceiling with ceiling light point and wide window on the rear elevation presenting views across the main garden at the rear.

### **Bedroom 3 (front)**

A good size single bedroom with a radiator, window to the side elevation and double doors to a built-in wardrobe over the staircase bulkhead with a double store cupboard over. Radiator and coved ceiling.

### **Bathroom**

With a white suite comprising a low-level WC, pedestal wash hand basin and a wood-panelled bath with an Aqualisa electric shower unit over, fitted with a flexible handset and wall rail. Ceramic-tiled walls to full height and extending into the reveal of the window on the rear elevation. Radiator, ceiling light point.





### **Gardens and Garage**

The house stands in a mature and established residential area of Louth and is set back from Elm Drive behind an immaculately kept garden comprising a lawn with flower beds and borders, hedges and ornamental shrubs, all set behind a brick front boundary wall and pillars surmounted by decorative wrought iron railings. There are complementary wrought iron double gates which open onto a concrete and flagstone driveway, providing parking space and giving access to the:

### **Attached Garage**

An excellent size and constructed in brick with one pier internally, strip lights, power points and a double-glazed side window. The floor is painted in grey and access is via an up and over door at the front with the sliding wood panel door as previously mentioned, into the sitting room/dining room at the rear.

The rear garden is a delightful feature of this property and of good size, orientated to take advantage of the sun and forming a sun trap throughout the majority

of the day. The garden is neatly laid to two lawns with a centre pathway and concrete and flagstone paved patios. Privacy is maintained by variegated privet hedges and there is a corner shaped ornamental tree with roses. Further shrubs to borders and to the side of the patio there is a wall with pillars and ornamental blockwork, together with a screen door onto a side pathway from the drive which forms an ideal area to store wheelie bins, with a shrubbery bed adjacent.

There is an outside tap to the rear of the property and there are outside lights to both front and rear.





**Viewing**

Strictly by prior appointment through the selling agent.

**Location**

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**

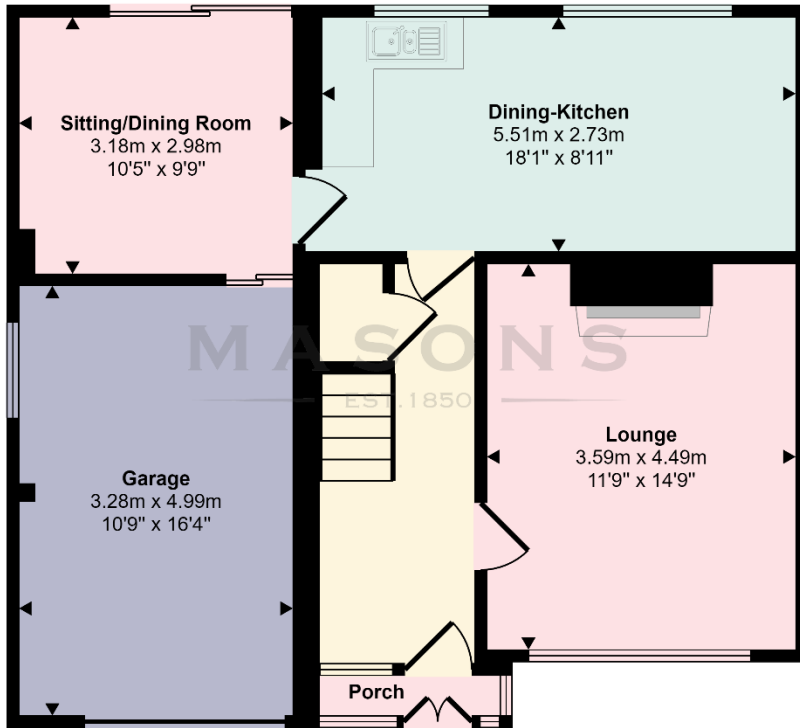
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 B.



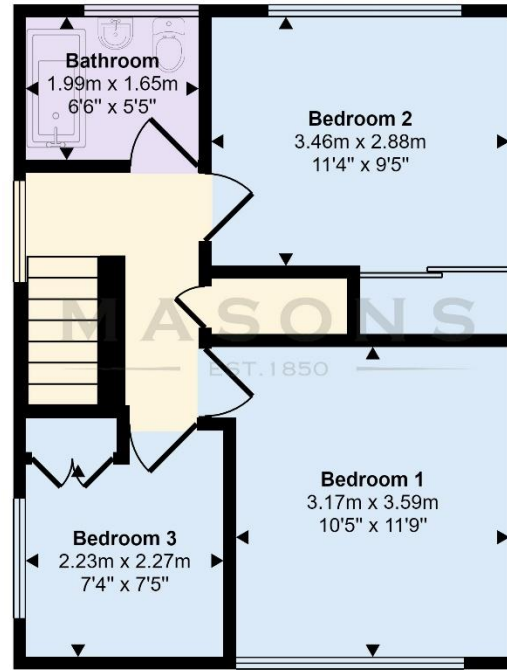
*St. James Church from Westgate and Westgate Fields looking east towards town.*







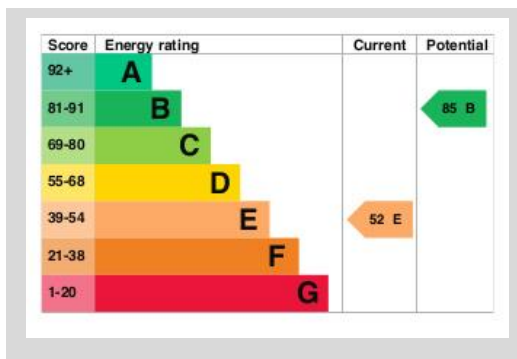
**Ground Floor**  
Approx 71 sq m / 768 sq ft



**First Floor**  
Approx 41 sq m / 446 sq ft

## FLOORPLANS AND EPC GRAPH

For illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate 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.



**MASON'S**  
EST. 1850

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