



DUNSFOLD  
ALVINGHAM

MASON'S  
EST. 1850

## ABOUT DUNSFOLD...

A greatly improved detached bungalow set within a popular village just a few minutes' drive to Louth market town. Finished to a high standard this superb home offers spacious hall, lounge diner, breakfast kitchen, 3 bedrooms and family bathroom with attached garage. The bungalow is situated on a quiet road and set well back within the generous plot providing ample driveway parking with a superb rear garden enjoying a private setting with open farmland views beyond.

### Directions

Proceed away from Louth town centre along Eastgate, which in turn becomes Eastfield Road. After leaving the edge of town, take the first left turn, travel over the canal at Ticklepenny Lock and at the T-junction turn right. Follow the lane to Alvingham and on entering the village, ignore the first left turn and take the second left turning into Church Lane, which leads directly off the long right bend. Follow this road for a short distance and the property is on the left.

### The Property

Dating back to the 1960s, having brick-faced walls with pitched timber roof covered in concrete interlocking tiles, the property benefits from uPVC doors and windows with complementary uPVC soffits, fascias and guttering. Heating is by way of an oil-fired central heating system and there is an attached garage to the side with flat roof construction. The property has been carefully upgraded by the current vendor to create a ready to move in, spacious and smart bungalow.



# DUNSFOLD, CHURCH LANE, ALVINGHAM, LN1 1 OPY

## Accommodation

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

## Entrance Hall

With part-glazed uPVC door, window to side. A spacious hallway with spotlights to ceiling, grey painted walls and oak-effect laminated floor and timber doors to principal rooms. Cupboard housing the hot water cylinder with shelving provided for laundry.

## Lounge Diner

Positioned at the front and currently set up as a lounge diner with windows to two aspects, creating a light and spacious reception room. Coving to ceiling, grey painted walls and carpeted floor.





### **Breakfast Kitchen**

A good range of base and wall units finished in Shaker style ivory colour with brushed stainless steel handles, rolltop, wood-effect laminated work surfaces with attractive tiling to splashbacks. One and a half bowl, stainless steel sink with tall cupboard to side having space for fridge and freezer. Space and plumbing to side for washing machine and having eye-level Beko double electric oven with Lamona four-ring induction hob and extractor above. Large window and door overlooking rear garden. Extended breakfast bar area to side and cupboard to corner housing the Firebird Super oil-fired central heating boiler with timer controls above. Tile-effect vinyl cushion flooring and spotlights to ceiling.



### **Bedroom 1**

Positioned at the front being a double in size. Window overlooking the garden, grey painted walls, carpeted floor.

### **Bedroom 2**

A double bedroom with window to side, carpeted floor and spotlights to ceiling with the room having been temporarily sub-divided to create a third bedroom and could easily be made permanent or removed entirely to create one large bedroom.

### **Bedroom 3**

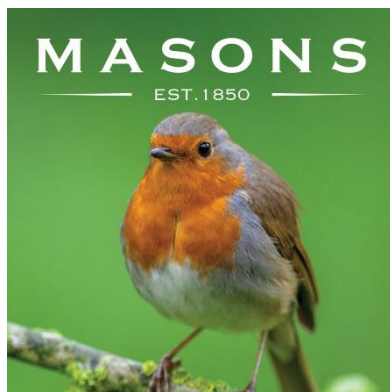
Accessed via bedroom 2 through a door into the single bedroom with carpeted floor, spotlights to ceiling and patio doors onto garden. Could be utilised as a further sitting room if required.





### **Family Bathroom**

Three-piece suite consisting of P-shaped shower bath with screen to side, Mira electric shower unit and attractive grey tiling to all wet areas. Wash hand basin and low-level WC, frosted glass window. Loft hatch to roof space, white heated towel rail and wood-effect vinyl cushion flooring.



### **Front Garden**

With an extensive concrete driveway providing parking for multiple vehicles, with slabbed area to side for further parking and front lawn area with side boundaries made up of fencing and post and wire. Access to garage and front door. Outside lighting.

### **Rear Garden**

Enjoying a sunny westerly aspect with open farmland views beyond. Fenced and hedged boundaries, laid lawn with large patio area and having mature trees to rear in an enclosed area. Outside tap and lighting. Gated pathway to side giving access to front. Oil storage tank on raised brick plinth, gravelled area and access to garage via pedestrian door.

### **Garage**

Single garage with up and over door to front, light and power provided. Window and rear pedestrian door, concrete floor and shelving fitted to sides.



## Location

Alvingham is an attractive rural village within easy commuting distance of Louth, the coast and the Humber Bank. The Georgian market town of Louth is about 3 miles away and boasts a bustling atmosphere with a range of shopping and other facilities, whilst being renowned for the open-air markets and regular farmers markets. Lincoln is 30 miles to the west and boasts a variety of shopping, cultural and leisure activities in addition to its well respected university. This area of Lincolnshire is renowned for the quality of its grammar schools and in addition there is a range of prep schools in the area and the Lincoln Minster School. The nearby primary school at North Cockerington is highly regarded, as is the King Edward VI grammar school in Louth. The area has a wide range of sporting and recreational amenities including the Kenwick Park leisure centre on the Louth outskirts, the Meridian sports centre, a tennis academy, cinema, theatre and the Louth golf course.

## Viewing

Strictly by prior appointment through the selling agent.

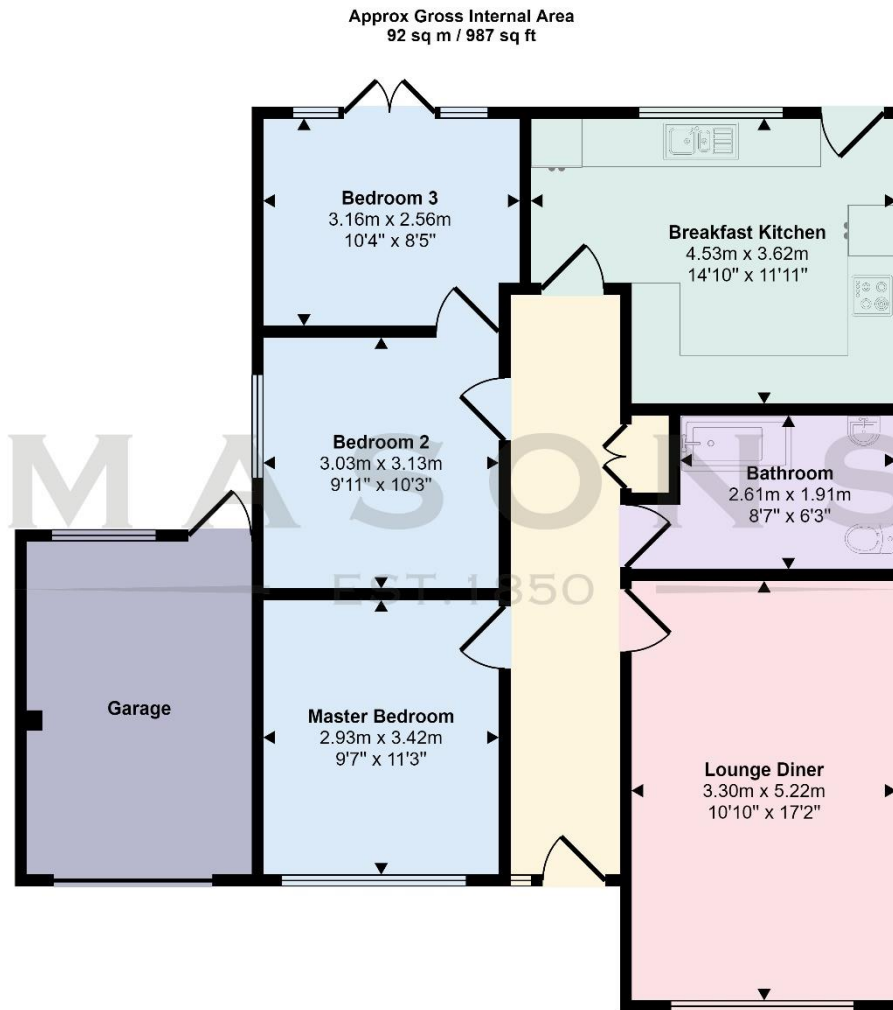
## General Information

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 electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.



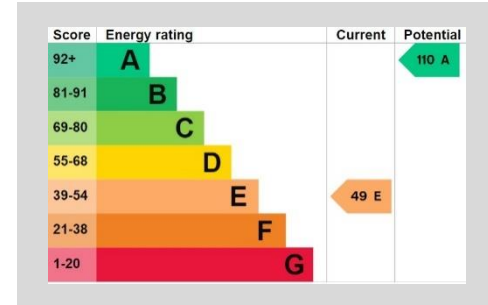


# FLOORPLANS AND EPC GRAPH



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.



**MASONS**  
EST. 1850

Cornmarket, Louth,  
Lincolnshire LN11 9QD  
T 01507 350500

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