



24A CHRISTOPHER CLOSE  
LOUTH LN11 0BT

**M A S O N S**  
EST. 1850



## 24A CHRISTOPHER CLOSE, LOUTH, LINCOLNSHIRE LN1 1 0BT

A recently modernised detached bungalow with a bright contemporary interior now offering 3 bedroom accommodation with ensuite shower to the main bedroom, family bathroom, hallway, glass roof conservatory and a superb open-plan refitted kitchen, dining area and lounge. Gas central heating system, recently renewed double-glazed windows and doors, solar panel assisted electricity, side by side parking and gardens with shed.





# ABOUT 24A CHRISTOPHER CLOSE ...

## Directions

Travel through the centre of Louth along Mercer Row and Eastgate and at the far end of town, at the second mini roundabout take the first left turn along Ramsgate. Continue to the next mini roundabout and take the second exit along Ramsgate Road and then turn third left at the bollards up Victoria Road. At the crossroads turn right onto Keddington Road and then take the first right turn into Charles Avenue. Follow the road for some distance, go round the left bend and then take the first left turn into Christopher Close. Bear right and carry on along the road until number 24a is found on the corner on the right side.

## The Property

Believed to date back to around 1985, this detached bungalow has been greatly improved by the present owner and provides well presented, three-bedroom accommodation with a contemporary style. The original bungalow has brick-faced insulated cavity walls beneath a pitched timber roof structure covered in concrete tiles and the rear roof slope has solar panels which are the subject of a roof leasing agreement.

The windows and external doors were renewed in 2021/22 with uPVC-framed, double-glazed windows and rear door in white and a composite part-glazed front door. Heating is provided by a gas combination boiler which is understood to be around 6 year old with an annual service.

In 2021, the improvement works were carried out to include conversion of the garage into a master

bedroom with ensuite shower room, new fitted kitchen, open plan with the dining and living area, new floor coverings and the walls and ceilings were re-plastered. The bungalow now provides bright, modern accommodation and the three-bedroom layout affords versatility with a glass roof conservatory off the second bedroom - this could, therefore, be used as a snug, study or dining room as the purchaser may require.





# ACCOMMODATION

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

## Main Entrance

At the front of the property, comprising a recessed porch with a quarry-tiled floor, white panelled ceiling, and composite part-glazed door with decorative leaded panes finished in grey woodgrain effect externally and white woodgrain effect internally to the:

## Entrance Hall

L-shaped with radiator, ceiling light point and long trap access with drop-down ladder to the insulated roof void. Modern white shaker-style doors with chrome handles lead off to the bedrooms, bathroom and:

## Open Plan Lounge and Dining Kitchen

Enjoying a spacious feel, the sitting area is at the front and has a radiator, TV point and a wide oriel bow window with white Venetian blinds on the front elevation. The dining area is in the centre and the main living space has grey carpet which then transforms to oak-effect luxury vinyl tile flooring in the kitchen area and through into the utility room adjacent.

The kitchen has a modern range of units with light grey matt facings and comprising base cupboards, drawer units with deep pan drawers, an integrated Bosch full-size dishwasher and tall unit with cupboards above and below the built-in Cooke and Lewis stainless steel and glazed electric oven incorporating grill. Roll-edge textured work surfaces and upstands with an inset stainless steel, one and a half bowl sink unit having chrome mixer tap.











Black ceramic induction hob with stainless steel splashback and a stainless steel and glazed Cooke and Lewis cooker hood above with LED downlighter. Matching wall cupboard units to the corner. The room is illuminated by 10 LED downlighters overall and the kitchen area has a window on the rear elevation with white Venetian blind. Walk-through opening to the:

#### **Utility Room**

With built-in units matching those of the kitchen, to include base units with work surface and upstands and a faced, integrated fridge/freezer by Bosch. Adjacent there is a work surface for a stacked tumble dryer, beneath which is a recess with plumbing for the washing machine. White panelled doors to the master bedroom and to the:

#### **Boiler Cupboard**

Containing the Baxi gas-fired combination boiler with storage space surrounding. There is a part-glazed (double-glazed) door from the utility room to outside and there is three-branch ceiling LED spotlight.





### **Master Bedroom**

A spacious, bright and airy double bedroom with wide window on the front elevation having white Venetian blind, double radiator beneath and a wall TV point. Ceiling light, hatch access to the wing roof void and white panelled door to the:

### **En Suite Shower Room**

Fitted in contemporary style with a white suite comprising a low-level, dual-flush WC, a pedestal wash hand basin with ceramic tile splashback, an LED illuminated mirror above and a modern anthracite grey textured towel rail/radiator adjacent. Corner splash-boarded and glazed shower cubicle with a chrome wall-mounted thermostatic shower mixer unit with handset and wall rail, curved glazed screen doors and a combined spotlight and extractor fan above. Vinyl slate-effect floor tiling and further LED ceiling spotlight.

### **Bedroom 2 (front)**

Another good size double bedroom, also having a deep oriel bow window with white Venetian blind on the front elevation. Double radiator and white shaker style double doors to a built-in recessed wardrobe with clothes rails, shelf over and shelf compartments to the side. Ceiling light point.







### **Bedroom 3 (rear)**

A smaller double bedroom or as previously mentioned, this could be a sitting room as there is a sliding double-glazed patio door and side panel to the glass-roofed conservatory adjacent. The bedroom has a radiator, ceiling light point and white shaker-style doors to a recessed, built-in double wardrobe with clothes rail, high level shelf and shelf compartments to one side.





### Conservatory

The conservatory is a good size and has white uPVC double-glazed windows and a glazed, shaped roof over brick base walls. A sliding patio door and fixed side panel open onto the sunny patio and lawned garden adjacent. There is a wall light point and a gas wall heater, though the latter has not been in use for some time and a purchaser should therefore arrange for a qualified engineer to verify that it is in safe working order, if they intend to use it.







### **Bathroom**

A bright bathroom with a white suite including a panelled bath with shower fittings to the lever mixer tap and a shower handset together with glazed screen to the side. Built-in bathroom unit with inset shaped vanity wash hand basin having lever taps over a double cupboard in white and complementary panelling with push button flush for the low-level WC adjacent with concealed cistern. White splash-boarded walls around the bath, ceramic-tiled walls to the rear extending into the window reveal and roller blind fitted to this window. Radiator and slate-effect floor covering. Wall mirror with shaver light over.

### **Outside**

There is a wide opening from Christopher Close onto a flagstone and concrete-paved, side-by-side parking area with pathway leading across the bungalow to the main front entrance and lined by a capped brick wall with pillars.

Lawned gardens enclosed by conifer and Laurel hedges extend around the front and side of the bungalow with flagstone patio as previously mentioned adjacent to the conservatory.

From the driveway there is a screen door opening onto a concrete and flagstone paved area which is useful for storage and ideal for hiding wheelie bins from view, with a timber fenced enclosure which continues around the rear boundary of the bungalow. In the corner there is a timber garden shed and the pathway continues along the rear wall of the bungalow to the rear part-glazed door of the utility room and eventually to a further screen door into the garden by the conservatory.





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## Location

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

There are three popular markets each week, many individual shops, highly regarded primary schools and academies including the King Edward VI Grammar and 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. There are scenic parks in Hubbards Hills and Westgate Fields on the west side of town and Louth is known as the Capital of the Lincolnshire Wolds, standing on the eastern fringe of this area of outstanding natural beauty.

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.

## Viewing

Strictly by prior appointment through the selling agent.

## General Information

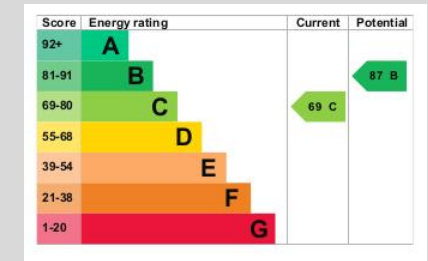
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise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



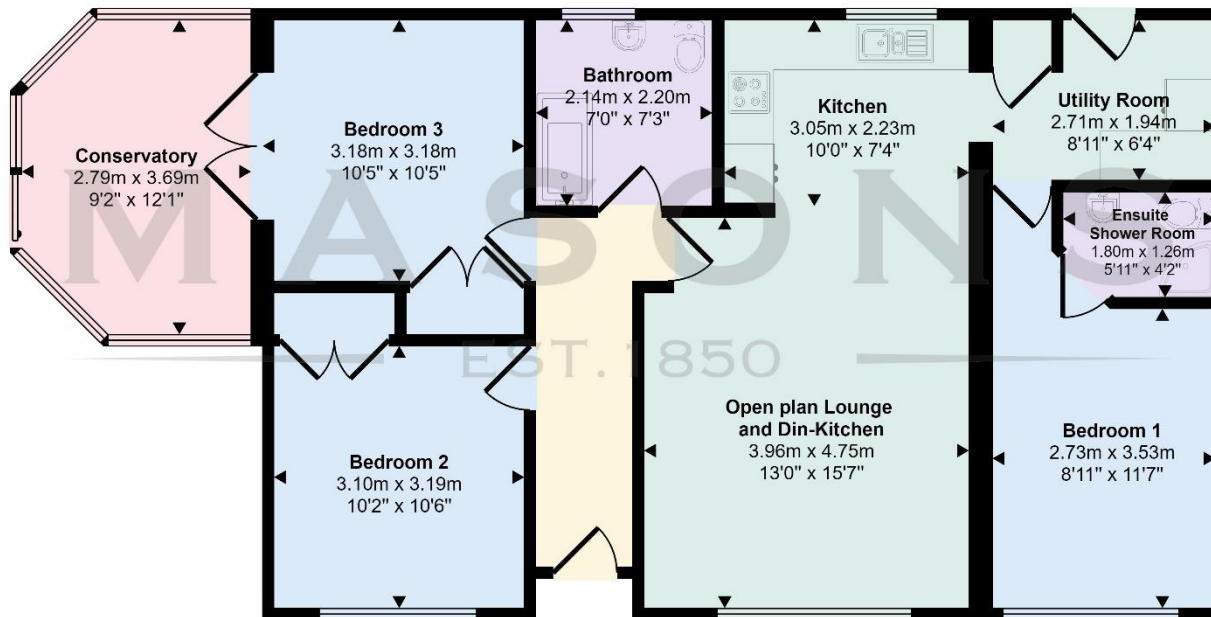


# FLOORPLANS AND EPC GRAPH

NB The EPC was carried out prior to the master bedroom and ensuite conversion, and prior to installation of the new windows. The solar panels are on a roof leasing scheme and subsidise electricity in winter between 11am and 2pm, and in summer, between 10am and 4pm. We understand that the current owner's average yearly cost for gas and electricity is around £1500.



Approx Gross Internal Area  
91 sq m / 979 sq ft



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.

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