



29, SPIRE VIEW ROAD
LOUTH LN11 8SL

M A S O N S
EST. 1850

29 SPIRE VIEW ROAD, LOUTH, LINCOLNSHIRE LN1 1 8SL

A superbly presented detached bungalow, meticulously maintained and improved by the present owner. Two bedrooms, modern re-fitted dining kitchen and re-fitted bathroom. Attractive lounge, long driveway to substantial car port and garage beyond, useful timber-built workshop/store and gas central heating system with uPVC double-glazed windows. Attractive garden forming a sun trap, especially later in the day. For sale with NO CHAIN.



Directions

From St. James' Church travel south along Ugate and continue up the hill to the traffic lights at the crossroads – turn left here along Newmarket and follow the road. Continue, passing The Brown Cow pub on the left and at the old railway bridge, turn left along Stewton Lane. Follow the road (which becomes Wood Lane) and take the third left turn into Spire View Road. Continue until the property is found on the left side.

ABOUT 29, SPIRE VIEW ROAD ...

The property is estimated to date back around 35-40 years and is of traditional brick-faced cavity wall construction beneath a pitched timber roof structure covered in concrete interlocking tiles. The bungalow has been the subject of a meticulous improvement scheme and is now superbly presented. Heating is by a gas central heating system and the accommodation has double-glazed, low-maintenance uPVC-framed windows in white with complementary fascias and soffits. The kitchen and bathroom have both been tastefully refitted during the present owner's time at the property and an excellent long carport has been built at the side of the bungalow providing a spacious covered parking area with drive-through access to the garage. The rear garden enjoys a warm, sunny aspect, particularly during the afternoon and evening and is enclosed with a good size timber workshop/store to one side.



ACCOMMODATION

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

From the car port which forms a covered approach to the bungalow, there is a:

Recessed Porch

With wall lantern, quarry-tiled floor and a white uPVC double-glazed front door having arched upper pane and double-glazed side panel from floor level to the:

Entrance Hall

A good size and L-shaped overall with superbly crafted pine double doors to a built-in cloaks-cupboard at the front with coat hooks and a double store cupboard over, while the other pair of pine panelled doors open onto the airing cupboard containing a foam-lagged hot water cylinder with immersion heater, slatted linen shelves over and a double cupboard above. Radiator in decorative case, pine moulded skirting boards, architraves and pine interior doors to all the rooms, central heating thermostat, smoke alarm and trap access to the roof void. High-level isolator switch for the extractor fan in the bathroom. Two ceiling light points.

Lounge

An attractive and bright room with a traditional feel, not least by virtue of a mock chimney breast with recess for display or to fit an appropriate electric fire on the raised ceramic-tiled plinth within, all set within a pine frame.





Double-glazed front multi-pane-effect oriel bay window and further smaller window to the side elevation onto the car port. TV aerial socket and long radiator beneath the front window. High-level corner cupboard housing the electricity consumer unit.

Dining Kitchen

With a smart range of modern units with birch-effect facings, together with metal handles and comprising base cupboards and drawers, roll-edge granite-effect work surfaces with ceramic-tiled splashbacks and a single drainer, stainless steel sink unit with mixer tap. Matching wall cabinet units with glazed doors, one cleverly concealing the Baxi wall-mounted gas central heating boiler which operates with the programmer beneath.



Integrated, faced refrigerator and freezer, cooker space with both gas and electric cooker points, space with plumbing for washing machine and wide window on the rear elevation presenting an attractive outlook across the rear garden. Ceramic-tiled floor, six recessed ceiling spotlights and multi-pane-effect, part-glazed (double-glazed) door to the rear of the carport.





Bedroom 1 (front)

A good size double bedroom with wide window on the front elevation having a radiator beneath and an attractive outlook across the front garden to the trees along Spire View Road.

Bedroom 2 (rear)

A smaller double bedroom which is bright and airy with a radiator to one side, ceiling light and multi-pane-effect, double-glazed French doors on the rear elevation opening onto the patio and garden.



Bathroom

With ceramic-tiled walls incorporating a mosaic border and a white suite with built-in bathroom furniture incorporating the vanity wash-basin on granite effect plinth and low-level WC with concealed cistern and dual-flush button. Panelled bath with Gainsborough Energy 2000X electric instant shower unit, handset and wall rail. Folding glazed side screen. Ceramic-tiled floor, chrome ladder-style radiator/towel rail, ceiling light, extractor fan and side window with tiled reveal.

Outside

The bungalow is set back from the road as there is a deep verge to Spire View Road at this point and the front garden is neatly arranged as a lawn enclosed by hawthorn hedge to the front and side, with shrubbery borders, two silver birch trees, rose tree and bedding plants. Access can be gained around the left side of the bungalow as far as a storage area for wheelie bins.

A concrete driveway provides vehicular access with a brick boundary wall at the side and leads initially to a substantial timber-framed carport with transparent roofing, together forming a large, parking area much of which is under-cover. Double timber gates at the rear of the carport on the left, open into the main rear garden. The side porch and two external doors into the hallway and kitchen, as described within the accommodation above are also under cover, beneath the carport. There is drive-through access to the garage at the rear and there is timber screen panelling above the wall at the side maintaining privacy.

Detached Brick-Built Garage

With up and over door at the front, multi-pane-effect, double-glazed side window and complementary double-glazed door from the main garden. Power points, ample strip lighting and a useful boarded storage area above withing the roof void. The high level rack will be removed unless the buyer asks for it to remain. To the rear of the garage there is an attached:

Workshop/Store

Of timber construction with a pitched mineral felt roof and having strip light and double door access from the garden.

The rear garden is a delightful feature of this property and comprises a lawn with block lining to a diagonally laid flagstone patio, shaped to form a path leading to the doors of the garage and workshop. The lawn is shaped to flower beds and borders with established conifer bushes of various types, a small ornamental tree with dark red foliage, conifer hedge to the rear and holly tree to the side. The wall of the garage has trellis work and a flowering honeysuckle trained over. To the rear wall of the bungalow there is an outside water tap within a timber enclosure.





Location

The bungalow 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.

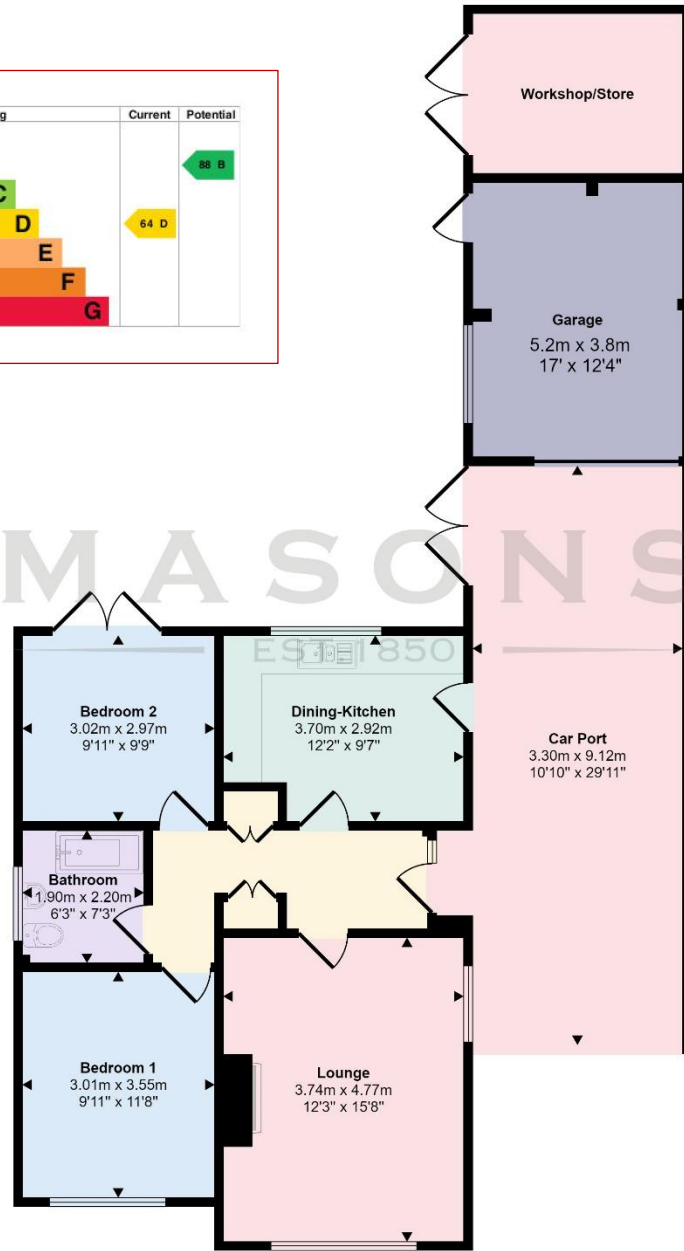
General Information

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 B.

Approx Gross Internal Area
117 sq m / 1263 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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.

FLOORPLANS AND EPC GRAPH



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