



TRIANJA  
ALVINGHAM LN1 1 OQD

**MASON'S**  
EST. 1850



# TRIANJA, CHURCH LANE, ALVINGHAM, LOUTH, LINCOLNSHIRE LN1 1 OQD

A smart and immaculately maintained, detached country bungalow positioned in a popular rural village and providing 2/3-bedroom accommodation with an oil-fired central heating system supplemented by multi-fuel stove, uPVC double-glazed windows with complementary soffits/facias, in/out paved driveway, larger than average integral garage and attractive gardens to front and rear



## *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 the road for a short distance and the bungalow will be found on the left, immediately after Roberts Meadow on the left.



# ABOUT TRIANJA ...

This well-presented detached country bungalow was constructed during the mid-1980s and has traditional brick-faced cavity walls beneath a pitched timber roof structure covered in concrete tiles. The double-glazed windows have white uPVC frames and square leaded panes; the fascia boards and soffits are in complementary white uPVC for ease of maintenance.

The rooms are well proportioned, bright and airy with two double bedrooms, a study or third bedroom, a lounge with stove, an open plan, well fitted kitchen with appliances and dining room through a shaped archway, a modern bathroom and a wider than average integral garage. There are two main double bedrooms and heating is provided by an oil-fired central heating system supplemented by the multi-fuel stove in the lounge when this is operating.

There is an attractive garden at the rear with a raised lawn enclosing a sheltered patio, whilst at the front of the bungalow a sweeping in/out driveway provides ample parking space and gives access to the garage.

## ACCOMMODATION

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

The main entrance is at the front of the property where a white uPVC part-glazed (double-glazed) door with decorative panes and integral blinds opens into the:

### Entrance Hall

L-shaped with a moulded dado rail dividing contrasting colour schemes, coved ceiling with light point, framed coat hooks in a hardwood surround and trap access with smoke alarm to the roof void. Attractive heavy internal doors with ornamental panelling and of multi-pane glazed style to the lounge and dining room.

### Lounge

Decorated in grey tones up to a moulded picture rail and white above with coving to the ceiling.







Wide window on the front elevation and recessed ceramic-tiled fireplace with an inset Charnwood SLX 41 multi-fuel steel stove with back boiler supplementing the hot water as described previously. The stove is backlit and positioned on a deep slate hearth with an oak beam mantel shelf over. TV point and cables linked to a wall point for TV.

#### **Dining Room**

Open plan with the fitted kitchen adjacent through a shaped archway and having a rear window and part-glazed (double-glazed) door onto the garden outside; both the window and door are fitted with a roller blind over. Long single and double radiator, wiring and socket for wall-mounted TV, coved ceiling and four-branch LED light.



### Fitted Kitchen

A bright and well fitted kitchen with a range of units finished in gloss white and having brushed stainless steel handles. There are base cupboards, a wide drawer unit, further drawer unit with deep pan drawers, roll-edge, granite-effect textured work surfaces with Metro style ceramic tile splashbacks and a one and a half bowl, single drainer stainless steel sink unit with lever tap over.

Matching wall cupboard units with downlighters beneath and integrated appliances by Neff. These include a faced fridge/freezer, dishwasher, four-ring black ceramic hob with stainless steel and curved glass hood over having integral downlighter; double oven incorporating grill with a complementary microwave oven over, both finished in stainless steel with glazed doors. Amtico slate-effect floor covering laid in a diagonal tile pattern with a border shaped around the units.

Coved ceiling, LED downlighters, radiator and double door store cupboard with tall and split compartments, together with a top cupboard over. Further built-in cupboard housing the Gledhill Torrent insulated hot water cylinder with immersion heater and storage space under, together with programmer for the heating at the side. Connecting door to the garage.







### **Study/Bedroom 3**

A versatile room with double radiator, coved ceiling and wide rear window overlooking the main garden.

### **Bedroom 1 (rear)**

A double bedroom with coved ceiling, radiator and wide rear window facing the main garden.





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

A slightly smaller double bedroom with radiator and window on the front elevation having vertical louvre blinds. High-level electricity consumer unit with MCBs.

### **Bathroom**

Ceramic-tiled walls in two contrasting colours with a mosaic-tiled border and front window with tiled reveal. White suite comprising a panelled bath with glazed, decorative side shower screen and a Mira Sport electric instant shower unit with handset and rail; pedestal wash hand basin and low-level WC. Circular tilting mirror, glass shelf and electric shaver socket over the wash basin, ceiling extractor fan, double radiator and wall cabinet.



### **Integral Garage**

An excellent size and providing potential to convert into additional accommodation if required, subject to obtaining any necessary consents from the local authority. The garage is wider than average with a workshop area at the side and the work bench will be included in the sale. Access is through a remote-control motorised sectional front door and there is also a side panelled and part double-glazed window with a cat-flap. The garage has power points, water tap, space and plumbing for a washing machine and potential to stack a tumble dryer over. LED and conventional strip lights. The roof void of the garage has suspended boarding at the rear for storage purposes with a lead light from one of the sockets below.



## OUTSIDE

The property has an impressive concrete-paved in/out driveway which is shaped to form parking at the side of the bungalow on one side and which gives access to the garage as previously described.

The drive leads through neat, lawned gardens to the centre and sides with a central cherry blossom tree and there is an outside lantern by the main front entrance, together with an ornate, streetlamp style outside pillar lamp. The front garden is enclosed by conifer hedges and there is a side pathway with ample space for bin storage leading around the left of the property to the garden. On the right side there is an area of lawn and the paved parking area previously described, with tall conifer screen hedge and an inset wrought iron door to the rear garden.

The main garden is at the rear and comprises raised lawns with a retaining capped brick wall, an outside water tap and the retaining wall returns to enclose a sheltered flagstone paved patio with barbecue on plinth, built-in benches and further streetlamp style pillar lamp. Steps lead up through brick pillars to the raised lawn. There is a hedge to one side, conifer hedges surrounding the garden and a modern bunded oil storage tank on concrete base to one corner, together with an ornamental cherry tree.

### Viewing

Strictly by prior appointment through the selling agent.

### 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 known 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 town outskirts, the Meridian Sports Centre, a tennis academy, cinema, theatre and the Louth golf course.

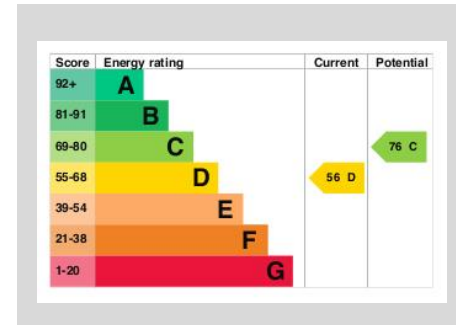
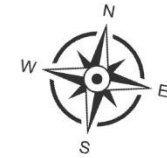
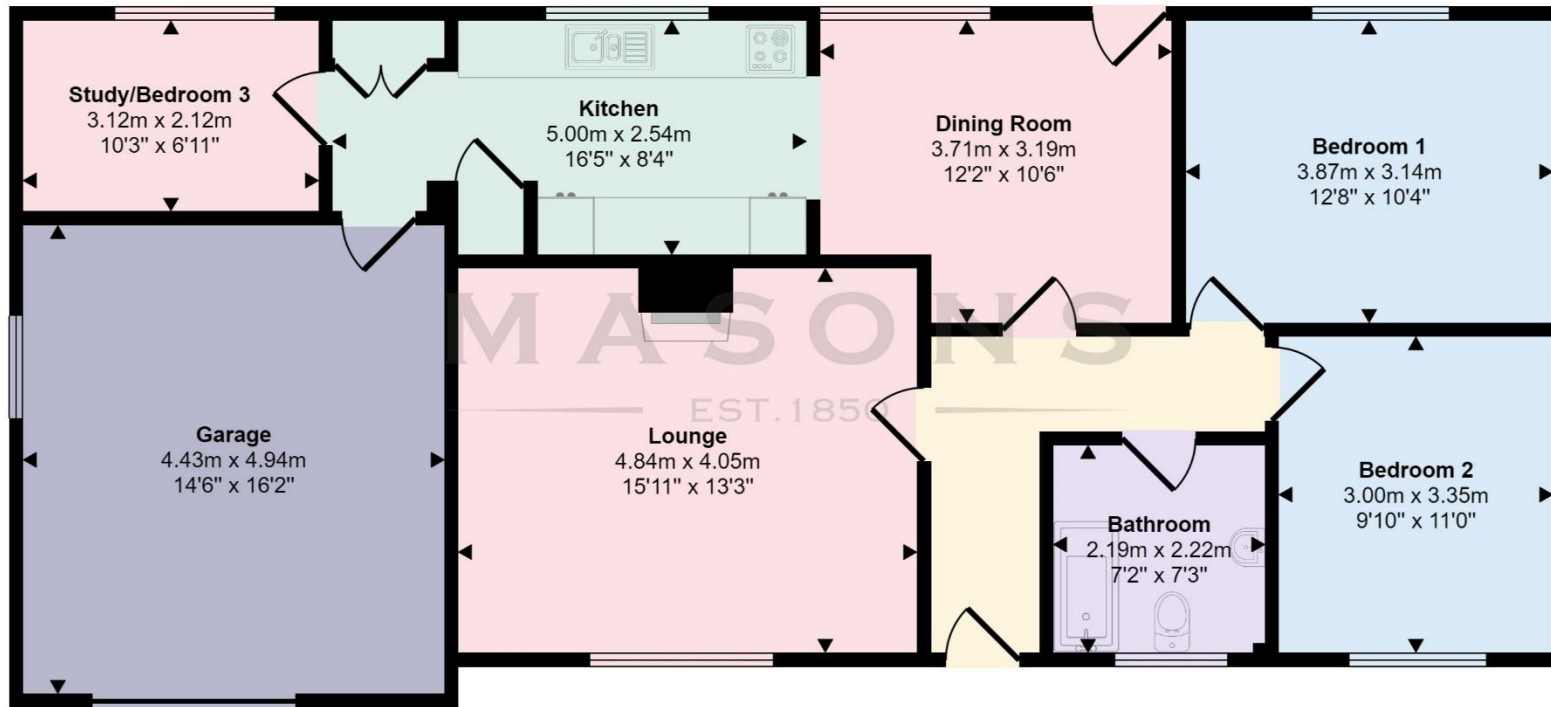
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# FLOORPLAN AND EPC GRAPH



## Ground Floor

Approx 110 sq m / 1189 sq ft

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

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