



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

11 ANTHONY CRESCENT,  
LOUTH, LN11 0AY

## ABOUT 11 ANTHONY CRESCENT

An excellent family home comprising an extended link detached house in a mature residential area of Louth and benefitting from a corner plot providing a larger than average, enclosed family garden with a spacious timber garden shed. Three/four bedrooms, two shower rooms, long fitted dining kitchen with breakfast room/snug off, lounge, hall, landing and utility room. Driveway, gas central heating system and uPVC double-glazed windows. For sale with NO CHAIN.

### Directions

Travel through the centre of Louth along Mercer Row and Eastgate to the far side of the town centre and at the second mini roundabout, turn left along Ramsgate. Proceed to the next mini roundabout, take the second exit along Ramsgate Road and then turn third left along Victoria Road. Follow this road, carrying straight on at the crossroads along Brackenborough Road and then take the third right turning into Anthony Crescent. Continue until number 11 is found on the left side.

### The Property

Constructed during the late 1970s, this link detached family house has brick and reconstituted stone-faced cavity walls, beneath a pitched timber roof structure covered in concrete tiles. The windows are uPVC double-glazed units and heating is by a gas-fired central heating system.

The house has been extended, providing a breakfast room/snug or playroom adjacent to the dining area of the fitted kitchen and the garage wing has been converted into accommodation, creating a versatile ground floor fourth bedroom or reception room, adjacent to which there is a utility room and a ground floor second shower room.

The house stands on a corner plot and has a block-paved driveway for side-by-side parking at the front, screen fencing and door into a good size side garden enclosed by fencing and landscaped with planted trees and shrubs, together with a further patio area to the rear of the house. There is a spacious timber garden shed for workshop or storage use and the gardens and patios enjoy the sun throughout the day.





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## 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 from the block-paved driveway. A white uPVC-framed, part-glazed (double-glazed) front door with decorative panes and matching side panels opens into the:

## Entrance Hall

A good size with oak-effect laminated floor covering and staircase with white spindle balustrade leading up to the first floor. Coved ceiling, radiator, square archway and white louvred double doors to a spacious understairs cupboard having coat hooks to wall plaque, light and good storage space. White six-panel doors lead off from the hall to the dining kitchen and lounge.

## Lounge

With oriel bow window to the front elevation and a high-level side window, both fitted with Venetian blinds. Double radiator, coved ceiling and TV point.





### **Dining Kitchen**

A spacious, contemporary kitchen with an extensive range of built-in units having beech style facings and long, curved metal handles. There are base cupboards, two drawer units, (one with lower deep pan drawer) and many wall cabinets including two glazed units. Roll-edge textured work surfaces illuminated by LED lights beneath the wall units and having travertine mosaic-tiled splashbacks and two lift out banks of three power sockets. Stainless steel one and a half bowl sink unit with single lever tap. Integrated faced Electrolux dishwasher and tall unit housing a mid-level stainless steel and glazed double oven incorporating grill with fan-assisted main oven. Zanussi black ceramic hob with faced cooker hood over. The free-standing Bosch fridge/freezer can be included in the sale if required but has a damaged handle.

Coved ceiling with ten LED downlighters, vinyl dark wood-effect floor covering, rear window with mosaic-tiled sill and wide, double-glazed French doors on the side elevation with part-glazed matching side panels to the main garden. A white-painted, part-glazed door with etched panes leads to the side wing and white-painted, multi-pane glazed double doors open onto the:

### **Breakfast Room/Snug or Playroom**

A versatile room in a single-storey extension with oak-effect laminated floor covering, double radiator and window with Venetian blinds to each side elevation. Trap access to the extension roof void with space for storage purposes. Double radiator and Ideal Logic condensing gas-fired central heating boiler working with a digital programmer adjacent.



## Side Wing

### Side Hallway

With uPVC part-glazed (double-glazed) door to the rear patio. Vinyl floor covering, radiator and three spotlights to ceiling fitting. Smoke alarm and trap access to the wing roof void which has boarding for storage purposes and an electric light. White six-panel doors lead off to the bedroom and ground floor shower room and there is a walk-through opening into the:

### L-Shaped Utility Room

With plumbing and space for washing machine, work surface over, ceiling spotlight fitting and space for an upright fridge or freezer. Coat hooks to wall plaque.

### Bedroom 4/Reception Room

A bright room with a wide window on the front elevation having Venetian blind. Double radiator and white six-panel door to a shallow cupboard within which the gas and electricity meters are housed, together with the electricity consumer unit with MCBs.

### Ground Floor Shower Room

L-shaped with ceramic-tiled walls from floor to ceiling to include a tiled shower cubicle with folding glazed screen door, combined spotlight/extractor fan over and a Triton electric instant shower unit with handset on rail. White suite of low-level WC with dual flush and bracket wash hand basin, wall mirror and shelf. Rear window with blind in framed surround. Vinyl floor covering and electric wall-mounted fan heater.



## First Floor

### Landing

With white spindle balustrade extending along the stairwell to form a gallery. Coved ceiling, high-level side window and trap access to the main roof void which has boarding for storage and a light.

### Bedroom 1 (front)

A spacious double bedroom with a built-in double wardrobe having ivory coloured glazed, sliding double doors, clothes rails and shelf compartments. Radiator, coved ceiling, wide front window and side window, each with Venetian blind, curtains and poles.

### Bedroom 2 (rear)

A good double bedroom with wide rear window, coved ceiling, radiator and door recess.

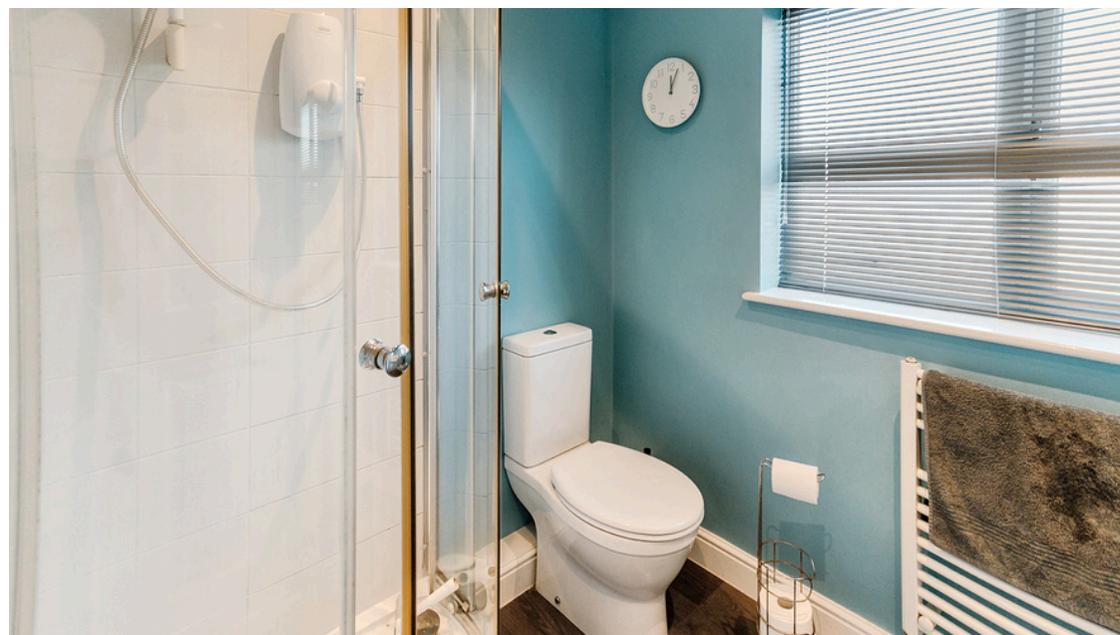
### Bedroom 3 (front)

A single room with a wide front window having Venetian blinds. Radiator and coved ceiling.

### Shower Room

White suite of low-level, dual-flush WC and vanity wash basin set into a base double cupboard in white with a marble style plinth and ceramic-tiled splashbacks; wall mirror and LED downlighter above. Ceramic-tiled and glazed shower cubicle with curved, glazed double doors, Aqualisa Aquastream electric instant shower unit with handset and LED downlighter over, together with extractor fan. White, curved ladder style radiator/towel rail, rear window with Venetian blind and white, three-panel double doors to the airing cupboard which contains a foam-lagged hot water cylinder with immersion heater, linen shelves and expansion vessel.





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## Outside

### Large Timber Garden Shed/Workshop

With two double power points, two strip lights, a large work surface, base and wall cupboard units and roof void for storage purposes.

### Gardens

The main garden is positioned at the side of the house and enjoys the sun throughout the day with a curved, block-paved patio adjacent to the French doors from the dining area of the kitchen for morning sun and a raised deck in the far corner with balustrade to each side positioned for the afternoon and evening sun.

The main garden area is laid to lawn with well stocked shrubbery and flower beds, together with a fine selection of ornamental trees to include Himalayan birch two eating apple trees (Golden Delicious), a cherry tree, variegated acer, small plum and hornbeam. Further apple tree (Cox's Orange Pippin), rowan, ash and willow to the rear of the shed. The garden is enclosed by close-boarded fencing for shelter and privacy.

There are external power points, an isolator switch for the power supply to the shed and there is a high-level floodlight. Lugged, braced and framed screen door from the front garden and driveway and block-paved pathway leading around the extension to an evening block-paved patio with two light points, water tap, dogwood tree and a plant stand which with TLC would make an ideal raised herb garden. Space for wheelie bin storage.

At the front of the house there is the block-paved driveway providing side-by-side parking space and an area of lawn with fencing, buddleia bush and a dogwood tree. Lantern by the front door.



**Viewing:** Strictly by prior appointment through the selling agent.

### **Location**

The house stands in a mature residential area of Louth, a popular Georgian market town surrounding St James' church with its magnificent spire, reputedly the tallest church spire of any parish in the country. Louth has been held in high esteem for many years and has scenic parks in Westgate Fields and Hubbards Hills extending to the western town outskirts with open countryside beyond. There is an interesting conservation area boasting some handsome Georgian and Victorian buildings of merit. The town has three busy markets each week, many individual shops and 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**

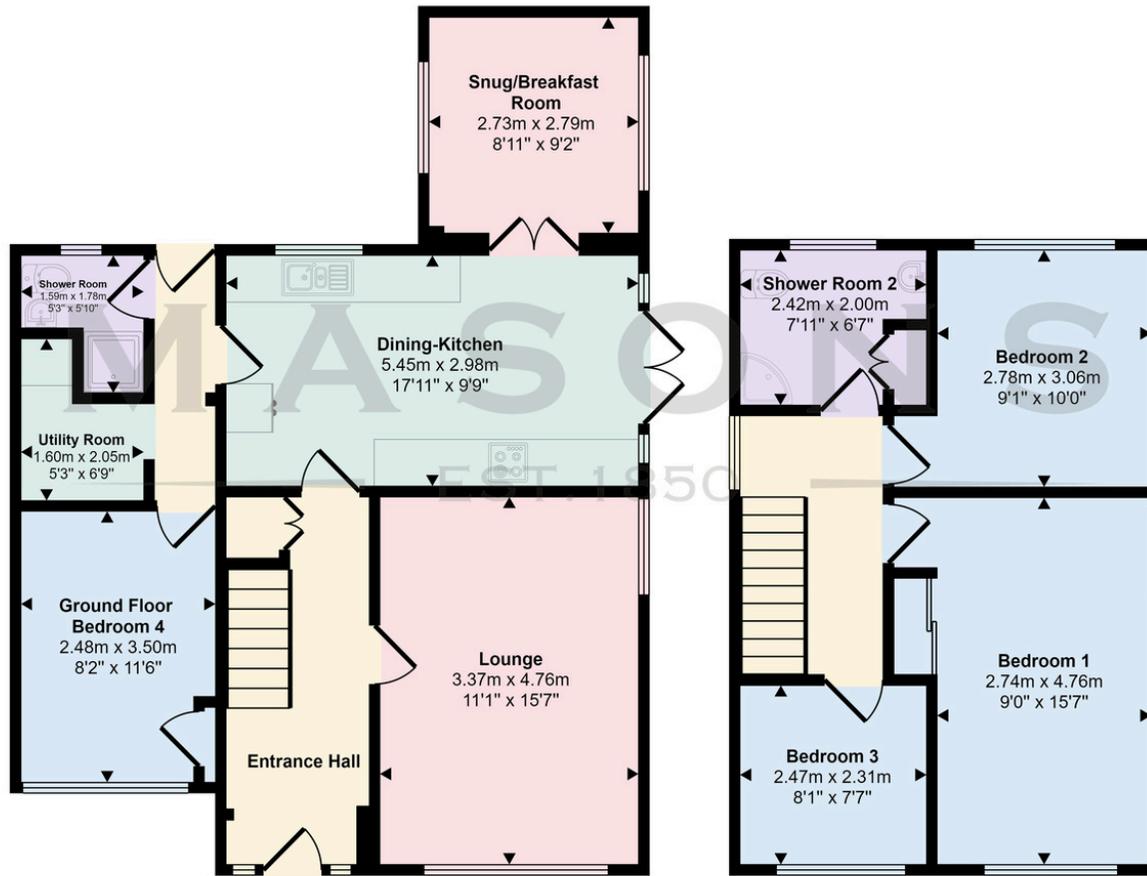
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise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



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Approx Gross Internal Area  
111 sq m / 1199 sq ft

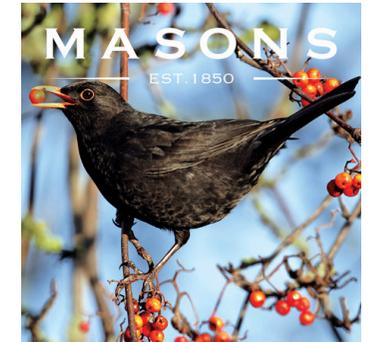


Ground Floor  
Approx 69 sq m / 740 sq ft

First Floor  
Approx 43 sq m / 459 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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