



MASON'S
EST. 1850

23 ROBINSON LANE,
LOUTH, LN11 9FB

ABOUT 23 ROBINSON LANE

A brilliantly presented, spacious and modern home situated on an end of road position, occupying a very private plot and only a few minutes' walk to shops and amenities. The property provides beautiful, contemporary living accommodation comprising spacious hall with large lounge to the front. At the rear is a smart and modern dining kitchen with built-in appliances leading to the utility room and cloaks/WC with access to the integral garage. To the first floor are three generous bedrooms, the master being en suite with further family bathroom while externally the property has gated front driveway providing parking for multiple vehicles with a generous and private enclosed rear garden laid to patio and lawn with the brilliant addition of a fully-insulated garden room.

Directions

From St. James' Church travel south along Uppgate to the traffic lights and turn left onto Newmarket. Proceed as far as The Newmarket Inn and turn left immediately afterwards down Church Street and then take the first turning into Mount Pleasant. Carry on where the road widens and take the first right turning into Robinson Lane. Follow the road around the left bend and continue to follow the road to the very end where you can then bear left onto the gravel driveway which then leads through the timber gates and into the property's driveway.

The Property

Built in the mid 1990's having a brick-faced construction and attractive part Tudor styling to the front elevation with feature herringbone brickwork below the master bedroom window and pitched timber roof covered in tiles. The property is on a particularly private plot being at the end of the cul-de-sac and along a shared gravel drive with five-bar timber gated access, making a very quiet and private position. The property is heated by way of an Ideal Classic gas-fired central heating boiler with hot water cylinder positioned to the first floor. The property also has fully uPVC double-glazed windows and doors and benefits from an integral garage, with the rear garden also enjoying excellent privacy due to a mature setting with large trees to the rear boundary. In 2021 the vendor added a superb fully insulated garden room which provides a very versatile space for a variety of purposes. Over the years the current vendors have modernised the property to provide contemporary accommodation, making a ready to move in family home.



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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)

Entrance Hall

Having part-glazed uPVC door with window to side, cupboard housing electric consumer unit, staircase leading to first floor with timber banister and spindles, carpeted tread and useful understairs storage drawers with wood flooring and oak door into:

Lounge

Positioned at the front and being a generous reception room with large bay window overlooking the garden. Attractively decorated with cornice to ceiling and carpeted floor.



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Dining Kitchen

Having a large range of base and wall units finished in matt white with Shaker style doors and having cupboard and ample drawer space. Solid oak woodblock work surfaces with attractive tiling to splashbacks with a good range of built-in appliances including Lamona electric oven and Stoves five-ring gas hob with extractor hood above. Built-in, full-size dishwasher, one and a half bowl Franke white resin sink with black mono mixer tap with pull-out nozzle. Window overlooking rear garden. Space to side for large fridge, spotlights to ceiling and oak flooring with space to side for dining table with patio door onto rear garden. Oak door into:

Utility Room

With further base and wall unit, rolltop laminated work surface with stainless steel sink, space and plumbing for washing machine and also housing the Ideal Classic gas-fired boiler, tiling to splashback and attractive tiled floors. Part-glazed uPVC door into rear garden and connecting door into integral garage. Spotlights to ceiling with oak door into:

Cloaks/WC

With low-level WC, wash hand basin to corner with tiled splashback, frosted glass window, coat hooks to side and having tiled floor.



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First Floor Landing

With window to side, timber banister and spindles with carpeted floor. Loft hatch to roof space with oak doors to bedrooms and bathroom, one door to cupboard housing the hot water cylinder with shelving above provided for laundry.

Master Bedroom

A generous double bedroom in size with window overlooking front garden, attractive decoration with carpeted floor and oak door into:

En Suite Shower Room

Having shower cubicle with pivoting glass door, fully tiled enclosure with Mira Sport electric shower unit. Tiling to half-height walls to the remainder and tiled floor, with large wash hand basin to side, frosted glass window, shaver point and extractor fan to wall, along with chrome heated towel rail and spotlights to ceiling.



Bedroom 2

A further double bedroom positioned at the rear with window overlooking garden. Carpeted floor and built-in wardrobe with sliding doors to side.

Bedroom 3

A generous single bedroom with window overlooking the rear. Carpeted floor and wardrobe built into side with sliding mirrored doors.

Family Bathroom

A smart, contemporary suite comprising panelled bath with shower screen to side. Wall-mounted wash hand basin with storage drawers below, low-level WC and having fully tiled walls in attractive grey Metro style with tile-effect vinyl cushion flooring. Frosted glass window to front with shaver point and extractor fan to wall, spotlights to ceiling and white heated towel rail.



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Outside

Front Garden

Having five-bar double timber gates into the end of cul-de-sac location, accessed via a long, gravel driveway and into the further gravelled front garden, providing parking for multiple vehicles with access to garage. Lawned area to side with mature trees and well planted borders having flowering shrubs and bushes and paved patio leading to front door. High-level timber fencing to boundaries, having covered porch over door with courtesy lighting to side. Gated access at the side of the property into rear garden.

Garage

Integral single garage with up and over door to front, pedestrian door into utility to rear with light and power provided, shelving and useful loft storage spaces. Partitioned area to rear giving space for white goods.

Rear Garden

A delightful, private rear garden enjoying a sunny aspect and sheltered with mature trees to rear. High-level timber fencing to boundary with raised border with timber sleepers. Large, paved patio adjacent the property with timber pergola making an ideal space for al fresco dining and barbecues, with path down the side of the property to the recently installed, large lean-to timber shed with gated door providing useful storage for garden machinery and bikes, etc. Outside lighting and having a spacious central lawned area. Further storage behind the garden room and further paved path down the side of the property giving gated access to the front. Paved steps leading up to the garden room.

Garden Room

A superb addition to the property in 2021, being a fully insulated, versatile garden room with timber external construction having decorated, plastered internal finish with Karndean flooring with uPVC patio doors and windows to side and having electrical supply, spotlights to ceiling and external spotlight downlighters to perimeter. A brilliant space which can be used for a variety of purposes including home working space, art studio, playroom, games room or summer house, etc.





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Viewing: Strictly by prior appointment through the selling agent.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year.

The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

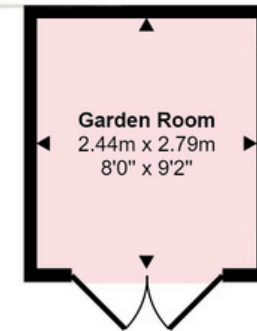
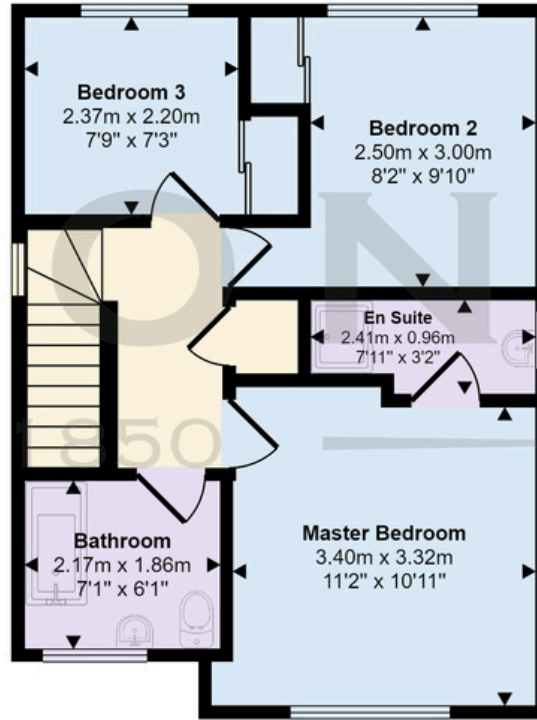
Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

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 D.



Approx Gross Internal Area
113 sq m / 1214 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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