



MASONS
EST. 1850

18B RAMSGATE ROAD,
LOUTH, LN11 0NH

ABOUT 18B RAMSGATE ROAD

Occupying a large plot of one third of an acre, this stunning renovated detached bungalow is positioned up a private lane well away from passing traffic and yet ideally situated close to the town centre and amenities. Having undergone extensive refurbishment by the current vendors the accommodation offers spacious and elegant living space comprising, lounge, dining hall, snug, conservatory, kitchen diner, utility and WC. Along with three double bedrooms and two bathrooms.

At the rear of the plot a triple garage with shower room and superb first floor room ideal for a variety of uses or possible annex (stp). The delightful and meticulously maintained private and mature gardens with extensive parking complete this very rare opportunity.

Directions

From the centre of Louth, travel along Mercer Row as it proceeds into Eastgate. Continue following the road for some distance, travel straight on over the first mini roundabout and take the first left exit on the second mini roundabout onto Ramsgate. Follow the road for some distance and turn right at the next mini roundabout onto Ramsgate Road then follow the road for a short distance until the gravel driveway to 18b Ramsgate will be found on the left-hand side just after La Ferte Bernard close. Turn left here up the driveway and at the top, the property will be found straight ahead of you.

The Property

The property dates back to 1993 and has brick-faced construction with pitched timber roof covered in interlocking tiles. Around six years ago, the property was totally refurbished to provide the superb contemporary living accommodation. This involved complete replacement of kitchen, bathrooms, floorings, decoration and heating and electrics. The property has a five-year-old Ideal gas combination boiler located in the utility which is serviced on a regular basis, together with a recently installed modern alarm system. The property has fully double-glazed uPVC windows and doors and also benefits from a water softener system. Enjoying a very private and secluded position up a private shared driveway with a total plot size of a third of an acre (STS) with mature gardens surrounding the property.

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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 Porch

Having part-glazed uPVC door into porch with parquet flooring. Heritage style decoration with panelling to half-height walls, double timber glazed doors into:

Dining Entrance Hall

A spacious entrance hall which could be used for a variety of purposes with solid timber four-panel doors into principal rooms, window to front and oak-effect Karndean floor. Spotlights to ceiling and dado rails to wall. A superb spacious and grand reception room leading into further reception rooms.

Lounge

A very spacious reception room positioned to the front of the property and accessed by double oak doors allowing for an open plan space if required. Dado rails and cornice to ceiling with windows to two aspects, one being a large bay window overlooking the garden, creating a light and airy space. Attractive fireplace to one end having marble surround, backing and hearth with inset multi-fuel burner. Carpeted floor, central ceiling light point and further wall lights.



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Snug

With fireplace to side having painted timber surround, marble hearth and backing with inset electric coal-effect fire, shelving to side and carpeted floor. Double-glazed timber doors into:

Conservatory

A superb addition to the property enjoying a south-westerly aspect, having sun throughout the entire day with windows overlooking the gardens, double French doors into garden and further door to opposite side. Timber panelling to ceiling, spotlights and attractive tiled floor.

Dining Kitchen

Positioned towards the rear and being recently re-fitted with a superb range of bespoke, hand-painted units finished in grey with Shaker style doors and chrome handles, designed and built by Haagensen Kitchens in Grimsby. Large range of base and wall units with soft-close hinges. White glitter-effect quartz worksurfaces with twin bowl inset white resin sink with Kooker hot water boiling tap. Good range of built-in appliances with Bosch dishwasher and tall split fridge/freezer unit, while adjacent is a brilliant built-in larder cupboard with shelving and spice racks, together with electrics and inbuilt worktop, ideal as a coffee making area with pull-out storage drawers below. Adjacent is a free-standing Smeg electric oven with six-ring gas hob above (available by separate negotiation), set within a built-in surround having built-in extractor unit with glazed display cupboards either side with built-in lighting. LED lighting to plinths and also having plinth blow heater. Contrasting, free-standing island with navy blue hand-painted units and quartz worktop with adjacent unit having solid woodblock surface. Tile-effect Karndean floor, spotlights to ceiling and window overlooking garden. The room extends into a superb dining area having vaulted ceiling, exposed timber beams, spotlights and hanging pendants with patio doors leading into rear garden.





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Utility Room

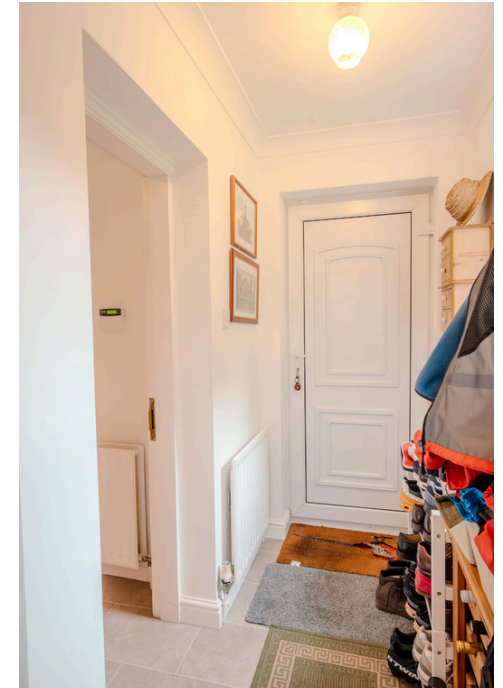
Base units with laminated, wood-effect worksurface with inset white ceramic sink, tiling to splashback and window to side. Space and plumbing for washing machine and under-counter freezer. Also housing the Ideal Vogue Max combination gas boiler which is serviced on a regular basis. Tile-effect Karndean floor and cupboard to side providing an airing cupboard with shelving provided for laundry and further cupboard fitted with shelving, ideal for use as storage or pantry. Door through to:

Rear Lobby

With uPVC entrance door, window to rear, continuation of tile-effect floor and door into:

Cloaks/WC

With low-level WC, wash hand basin and storage cupboard below. Panelling to half-height walls and having frosted glass window.



having entrance door into initial lobby/dressing area with large range of built-in wardrobes with timber doors. Loft hatch to roof space and carpeted floor with door into:

Master Bedroom

A generous double bedroom with neutrally decorated walls, carpeted floor and overlooking the garden. Large range of built-in wardrobes to side with open shelving to one end.

En Suite Bathroom

A recently refurbished bathroom having four-piece suite comprising free-standing bath with mixer taps and hand shower attachment, large shower cubicle with pivoting glass door and thermostatic mixer. Wash hand basin and low-level WC. Predominantly tiled walls in attractive colours with matching floor tiles, electric underfloor heating, chrome heated towel rail, spotlights to ceiling and extractor fan with frosted glass window to side.



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Side Hall

Giving access to the second and third bedroom and shower room and could be used for a home working space if required, currently having wardrobe within. Neutrally decorated with carpeted floors.

Bedroom 2

A generous double in size, attractively decorated with carpeted floor and window to side. A good range of built-in wardrobes with cupboards and drawers.

Bedroom 3

A third and final bedroom, also being a good double in size with attractive decoration, window to side and carpeted floor.

Shower Room

A smart and contemporary suite having walk-in shower cubicle with shower screen to side, thermostatic mixer with rainfall head and hand-held attachment and attractive tiling to wet areas. Low-level WC, glass wash hand basin and mixer tap with storage cupboards below and tiling to splashback. Shaver point and shelf and mirror above. Attractive low-maintenance flooring with chrome heated towel rail to side, spotlights to ceiling, extractor fan and frosted glass window to side.



Outside

The property is accessed by an initially shared driveway, laid to gravel and tarmac which leads into the private entrance to the property. The sellers have entered a deed to regulate use and maintenance of the lane, and a copy of the Deed is available on request. Brick pillared front boundary wall leading into the expansive plot with mature gardens and tarmac drive leading full length down to the double garage. The delightful and mature gardens are meticulously maintained and laid to lawn with block-paved pathways, the front having a parking area to side with car port and gravel border with a large hedge which screens a delightful vegetable plot, with raised borders and lean-to greenhouse. The delightful gardens extend around the full perimeter of the property with mature hedging, bushes, shrubs and trees creating a very private and tranquil place to relax, well away from any passing traffic or neighbouring properties. Extensive parking adjacent garage and turning area with further paved patio at the rear of the property, ideal for alfresco dining and barbecues. Outside tap and lighting provided with broad boundary to one side and mature hedging to the other. Further lawned garden to the rear with central planted area with mature shrubs. The garden extends around the property to the far side, laid to lawn and having water collection butts.



Additional Land

There is a small area of unregistered garden land to the South West of the Property which is fenced as part of the Property. The fencing was erected in 2017 and so a formal adverse possession claim application to the Land Registry could be made in a few years, further details on request.





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Triple Garage

A superb addition to the property being far larger than average, in brick construction, pitched timber roof covered in clay pantiles, providing parking for up to three vehicles and having the superb addition of converted loft space with ground floor bathroom. To the front is a galvanised steel remote electric roller door into the spacious garage with tandem space to side for two vehicles, with further vehicle to the right-hand side. Fitted shelving to walls and having light and power provided with separate, recently installed electric consumer unit with capability for electric vehicle connection point. Connecting door into:

Garage Rear Hall

With part-glazed uPVC entrance door, parquet floor and having staircase leading to first floor.

Garage Bathroom

Having low-level Saniflo WC, wash hand basin and new corner shower cubicle with Triton electric unit. Panelling to wet areas, spotlights to ceiling and carpeted floor with electrically heated towel rail.

Garage First Floor

With carpeted stairs and door access into the superb first floor room, having insulated and decorated walls with pitched ceilings and skylights to left side and portal window to front. Carpeted floor and spotlights to ceiling and with water connection point. This space could be used for a huge variety of purposes including games room, art studio, cinema room, home working space, playroom and has the potential for the building to be utilised to create separate annexed living accommodation, already having water and electric provided with bathroom and potential for first floor living and bedroom area (subject to any necessary consents).



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. NB: There is planning permission in the adjacent garden land for 2 dwellings sympathetic in design and position to this property. These dwellings will share use of the lane.

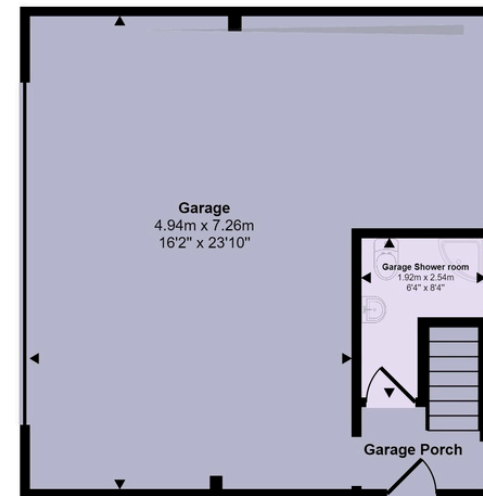
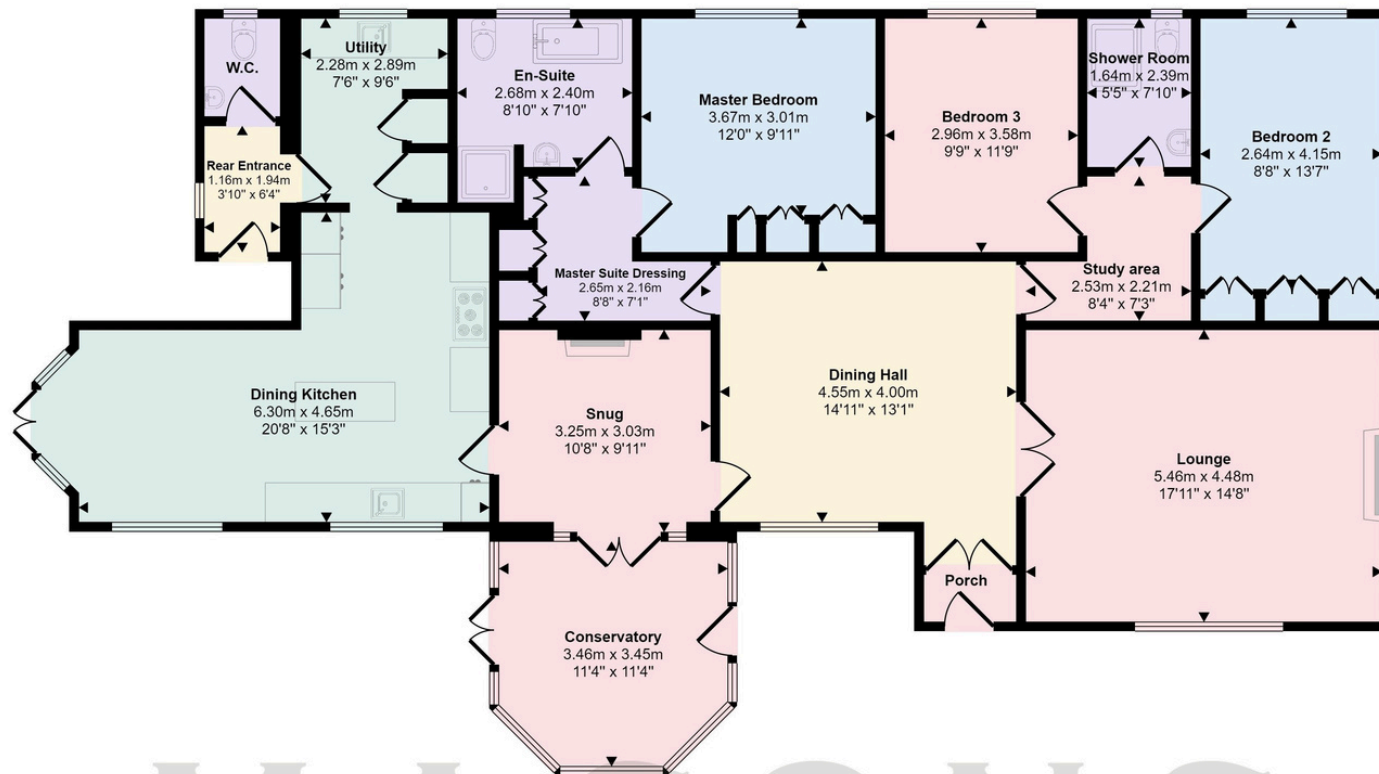


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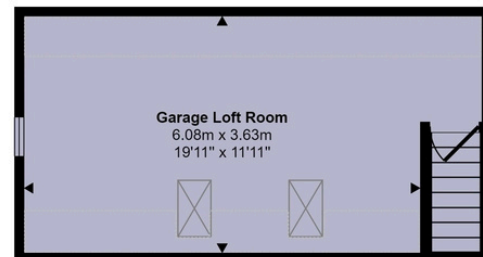
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Approx Gross Internal Area
241 sq m / 2598 sq ft



Garage
Approx 51 sq m / 551 sq ft



Garage First Floor
Approx 26 sq m / 275 sq ft

Denotes head height below 1.5m

Ground Floor
Approx 165 sq m / 1772 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	80 C
39-54	E		
21-38	F		
1-20	G		

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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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Important Notice

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