



6 ALBATROSS WAY
LOUTH

MASONS
EST. 1850

ABOUT 6 ALBATROSS WAY

A smartly presented and well maintained, modern four-bedroom detached house situated in a popular residential area of Louth market town. The property overlooks open green to the front and provides spacious family living accommodation comprising hallway, lounge, study, utility/WC with a brilliant open plan kitchen diner to the rear. To the first floor are four spacious bedrooms, the master being en suite, and further family bathroom. Externally, the property has ample off-street parking for multiple vehicles with single garage, whilst at the rear is a large garden laid to lawn with decked area ideal for al fresco dining and barbecues.

Directions

Travel out of the centre of Louth along Eastgate to the second mini roundabout by Morrisons Store and at this roundabout, take the first exit along Ramsgate. Follow the road to the next mini roundabout and take the second exit along Ramsgate Road, then turn second left into Victoria Road. Follow the road, carrying straight on at the crossroads along Brackenborough Road then take the second right turning into Fulmar Drive. Follow the road for some distance until it becomes Guillemot Drive and then take the first left turn along Albatross Way and the property will be shortly on your right.

The Property

This smart family residence dates back to 2017, benefitting from the remainder of its New Home NHBC Warranty. The property is of brick-faced cavity wall construction with pitched roof covered in clay pantiles with garage adjacent, complementary in design. Heating is provided by way of a gas-fired central heating boiler and the property benefits from fully uPVC double-glazed windows with uPVC French doors into the garden with a front composite external door.



6 ALBATROSS WAY, LOUTH, LN1 1 OZF

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 canopy above the part-glazed composite front door with courtesy lighting, into the spacious hallway, having wood-effect floor and four-panel doors to principal rooms. Electric consumer unit to side, a useful understairs storage cupboard and with staircase leading to first floor.

Lounge

A spacious reception room positioned to the front of the property with large bay window allowing natural light to flood into the room. Neutrally decorated and having carpeted floor.





Study

Also positioned to the front, a small reception room with window and carpeted floor which could be used for a variety of purposes.

Utility/WC

Having a range of base units with worktop and one and a half bowl, stainless steel sink, space and plumbing for washing machine. Low-level WC and chrome heated towel rail with spotlights to ceiling and wood-effect floor.



Kitchen Diner

An open-plan room positioned to the rear, ideal for entertaining and having a good range of base and wall units finished in Shaker style white with brushed stainless steel handles. Laminated work surfaces with matching upstands and one and a half bowl, stainless steel sink. Good range of built-in appliances including dishwasher, eye-level double electric oven with combination oven above and four-ring gas hob with extractor fan over, with one cupboard also housing the gas boiler. Window overlooking the rear garden with the room opening through into the spacious dining area. Patio doors leading into rear garden, spotlights to kitchen area and wood-effect floor throughout.



First Floor Landing

Four-panel doors into bedrooms and bathroom with cupboard to side and carpeted floor. Smoke alarm and loft hatch to roof space.

Master Bedroom

A spacious double room, neutrally decorated with carpeted floor, window to front and door into:

En Suite Shower Room

Shower cubicle with pivoting glass door, tiling to wet areas and thermostatic mixer. Low-level WC, wash hand basin with tiled splashback and frosted glass window to rear. Chrome heated towel rail and extractor fan to ceiling.



Bedroom 2

Positioned to the front being a generous double in size with window and carpeted floor.

Bedroom 3

Positioned to the rear, double in size with carpeted floor and having window overlooking the garden.

Bedroom 4

Also positioned to rear being double in size, having carpeted floor and window overlooking the garden.



Family Bathroom

Panelled bath with thermostatic mixer shower above, shower screen to side and attractive tiling to wet areas. Low-level WC, wash hand basin and frosted glass window to rear. Chrome heated towel rail and tile-effect floor with extractor fan to ceiling.

Garage

Positioned at the end of the driveway being of brick construction with pitched roof. Up and over door to front, concrete floor and having lights and electric provided.

Front Garden

Having small lawn and gravel areas and paved pathway leading to front door. At the side of the property is the tarmac driveway providing parking for multiple vehicles leading up to the garage, with gated access into:

Rear Garden

Predominantly laid to lawn with patio area adjacent the house and outside light and tap. High-level fencing to boundaries. At the rear of the garden is a delightful, decked patio area which catches the sun for the majority of the day, making it ideal for al fresco dining and barbecues and a brilliant space to relax of a summer's evening.



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.

Viewing

Strictly by prior appointment through the selling agent.

General Information

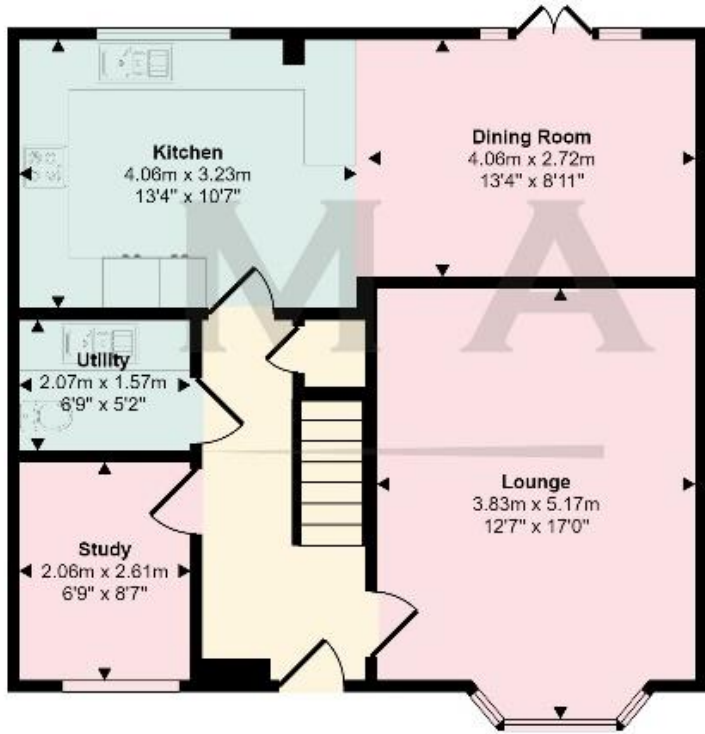
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise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



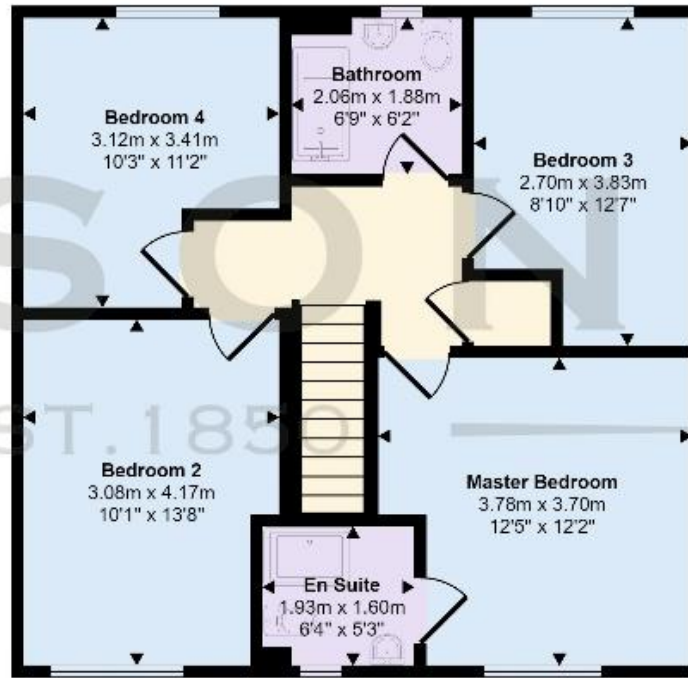
FLOORPLANS AND EPC GRAPH



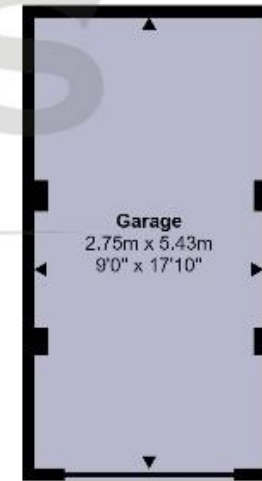
Approx Gross Internal Area
141 sq m / 1523 sq ft



Ground Floor
Approx 64 sq m / 684 sq ft



First Floor
Approx 63 sq m / 678 sq ft



Garage
Approx 15 sq m / 161 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

Important Notice

Messrs, Masons for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		