

39 AMANDA DRIVE
LOUTH

MASONS
EST. 1850

ABOUT 39 AMANDA DRIVE

A superb family home, being a generously proportioned, four bedroom detached house in a popular residential area of Louth with a larger than average plot, having driveway parking, garage, front and very spacious rear garden with summerhouse, shed and greenhouse. Four bedroom accommodation with master en suite and further family bathroom. To the ground floor, a hallway, lounge opening into dining area with spacious breakfast kitchen adjacent, utility and WC. A great opportunity to acquire this well maintained family home.

Directions

Travel through the centre of Louth, along Mercer Row and Eastgate to the far side of the town and at the second mini roundabout, turn left along Ramsgate and proceed to the next mini roundabout. Take the second exit along Ramsgate Road and then turn 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 to the end of the road and then turn left onto Amanda Drive. The property will be found shortly on your right.

The Property

Constructed during the late 1970s, this detached family house has brick and reconstituted stone-faced cavity walls beneath a pitched timber roof structure covered in tiles. The windows are uPVC double-glazed units and heating is by a gas-fired central heating system. The house has a larger than average rear extension compared to other similar house types on the road, which creates an extended kitchen and utility WC area.

Accommodation

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



ACCOMMODATION

Entrance Porch

Having uPVC front door with frosted and leaded windows to either side, coat hooks to side, carpeted floor and a part-glazed timber door with further windows to side into the:

Entrance Hall

A spacious and welcoming hallway with open tread staircase to first floor. Dado rails to walls, carpeted floor and timber doors into principal rooms. Useful understairs storage area with coat hooks. Central heating thermostat to wall.

Lounge

A very bright and spacious reception room with large window to front. Neutrally decorated with coving to ceiling, picture rails to wall and smart fireplace with marble hearth and inset coal-effect gas fire, with double connecting doors through to:





Dining Room

A further reception room, currently used as a dining room but would make an ideal sitting room with picture rails to wall, carpeted floor, coving to ceiling and patio door leading into the rear garden with large windows to either side. Glazed timber door into:

Breakfast Kitchen

A bright and spacious breakfast kitchen with an extensive range of base and wall units finished with gloss handleless white doors and marble-effect, rolltop laminated work surfaces, tiling to splashbacks and a range of built-in appliances including Neff single electric oven and Neff four ring gas hob above with extractor fan. Single bowl, stainless steel sink, space and plumbing provided for dishwasher and a further good range of base and wall units to the opposite side of the room with ample space for a dining table. To the centre is an extending breakfast bar with cupboards below. Large window overlooking the garden and further double doors onto patio. Tile-effect luxury vinyl flooring.



Utility Room

Having the Valliant gas-fired central heating boiler with cupboard to side, fitted work bench and space and plumbing for washing machine. Shelving to either side and further cupboards with tiled floor and neutral decoration.

Rear Lobby

Continuation of tiled floor, fully glazed uPVC door into rear garden and six-panel door into:

Cloaks/WC

With low-level WC, wash hand basin, tiling to walls, frosted glass window to side and shelving to rear, with tiled floor.



Integral Garage

Being a much longer garage than standard with up and over door to front, frosted glass window to side with light and power provided. Connecting pedestrian door into utility room. Ample space for white goods if required or work bench to rear. Also having loft storage area and the electric and gas meters positioned to side, along with the electric consumer unit.

First Floor Landing

Having timber banister, neutrally decorated, six-panel doors to bedroom and bathroom, carpeted floor and loft hatch to roof space which has a fitted loft ladder and lighting.

Master Bedroom

A very spacious master bedroom suite with large window to front, carpeted floor and built-in wardrobe to side with mirrored sliding doors. Fitted cupboards to wall and door into:





En Suite Shower Room

With corner shower cubicle having Triton electric unit and tiling to wet areas. Low-level WC, wash hand basin with tiled splashback, mirror above, fitted cupboard to wall and window to rear elevation. Tile-effect vinyl cushion flooring.

Bedroom 2

Positioned to the front being a further large double bedroom with large window and carpeted floor. Good range of built-in wardrobes with sliding doors.

Bedroom 3

Positioned to the rear with window overlooking garden, a generous double in size with carpeted floor and built-in wardrobes to the side.





Bedroom 4

A spacious single bedroom to the front elevation with neutral decoration and carpeted floor.

Family Bathroom

Having panelled bath with fitted cupboards above and to side, ideal for laundry. Low-level WC, wash hand basin and corner shower cubicle with sliding glass doors and Triton electric shower unit. Fully tiled walls and tile-effect luxury vinyl flooring. Fitted mirror and cupboard to wall, frosted glass window to rear.



Front Garden

Approached across a tarmacked area and onto the concrete drive providing parking for two vehicles and giving access to the garage. Pathways either side of the property and a smart lawned area to the side with planted borders with mature shrubs and bushes and brick boundary wall to the front. Concrete path and step leading to the front door with gated access to the side into:

Rear Garden

A delightful, mature rear garden which captures the sun for the majority of the day, having high-level fencing to all boundaries. Extended patio area adjacent the house, ideal for al fresco dining and barbecues, leading into the lawned area and wide, well planted borders with mature shrubs and bushes. To one side is a very large timber-framed garden shed with pitched and felted roof ideal for storage of tools and equipment with windows to side. To the centre is a large aluminium-framed greenhouse currently with a good crop of plants within, including grape vines. Rose bush area to one side and block paved pathway to rear with further vegetable plot areas and patios with a timber summer house to one corner with glazing to side and front, ideal for relaxing of a summer's evening. Outside tap provided.

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.

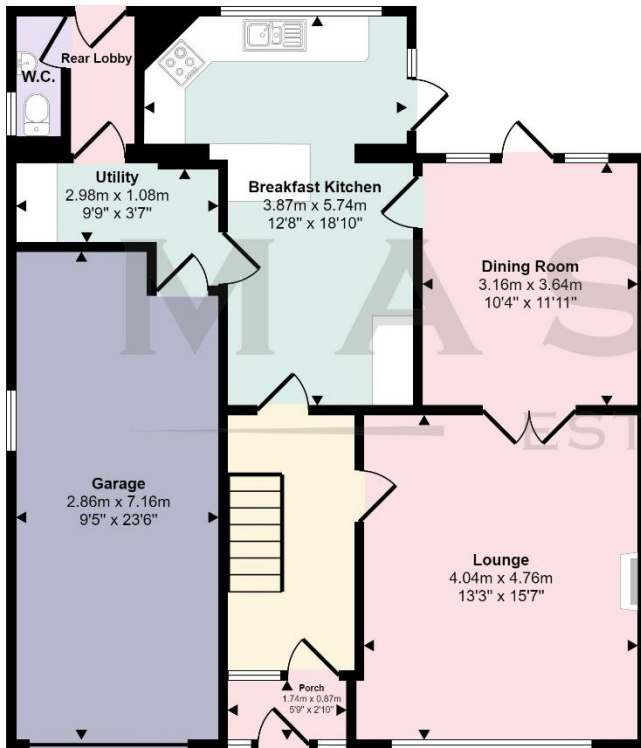
General Information

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.

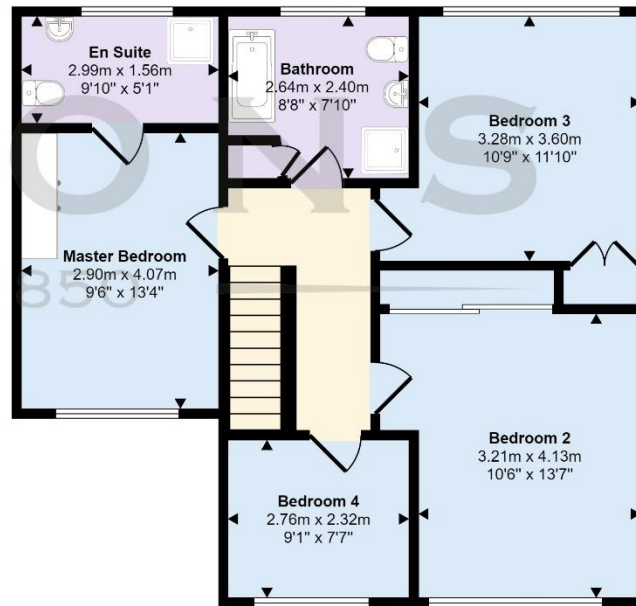
FLOORPLANS AND EPC GRAPH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
161 sq m / 1735 sq ft



Ground Floor
Approx 91 sq m / 982 sq ft



First Floor
Approx 70 sq m / 753 sq ft



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Important Notice

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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.