



M A S O N S
EST. 1850

2 HOLMES CLOSE,
LOUTH, LN11 0HB

ABOUT 2 HOLMES CLOSE

A traditional bay window, semi-detached family house backing onto open college playing fields and providing 3-bedroom accommodation to include a spacious, open plan lounge and dining room, kitchen with a further breakfast room/study beyond, first floor bathroom, attached garage and gardens to front and rear. Gas central heating system and double-glazed windows.

Directions

From St. James' Church in the centre of Louth, proceed north along Bridge Street into Grimsby Road and then take the first right turning into High Holme Road. Proceed up to the junction by the entrance to the hospital and carry straight on along High Holme Road. Continue until the left turning into Mill Lane and take this turning. Carry on and then turn right into Holmes Close, where number 2 is just a few metres along, on the left side.

The Property

This traditional semi-detached family house has brick-faced principal external walls under a main pitched and hipped timber roof structure covered in concrete interlocking tiles. The attached garage and rear single-storey wing extension have flat mineral felt roof coverings. The windows are replacement double-glazed units with uPVC frames in white and complementary uPVC fascias and soffits. Heating is by a gas central heating system and the boiler was renewed around 3 or 4 years ago.

The rear garden is enclosed with a raised deck for alfresco dining and sunbathing, with an open outlook over the rear wall to the open playing fields beyond.



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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 where a brick, shaped archway opens into an entrance porch with quarry-tiled floor. uPVC front door with arched, double-glazed fan light and a double-glazed surround to the:

Entrance Hall

Radiator in decorative case, three-branch LED light fitting, smoke alarm and staircase with side screen and handrail leading to the first floor. Fifteen-pane glazed door to the:

Open Plan Dining Room and Lounge

The lounge area has a deep, walk-in bay window on the front elevation, a three-branch ceiling light and a fireplace with pillared surround finished in contrasting black and white. Double radiator and wide, square opening to the dining room - a full-width room with side window and a large rear window with low sill overlooking the garden. The two windows together make this a light, airy reception area. Three-branch ceiling light, fifteen-pane glazed door to the kitchen and door to a good-size, understairs store cupboard which also houses the electricity consumer unit.







Kitchen

Fitted with a range of units finished in cream with metal handles, to include base cupboards, drawer unit with deep pan drawer, roll-edge, woodblock-effect work surfaces and a one and a half bowl, single drainer, stainless steel sink unit. A tall unit houses the electric oven with grill and there is a gas four-ring hob with a stainless-steel cooker hood over. Integrated faced dishwasher and fridge/freezer. Wall cupboard units with pelmet lights and ceramic-tiled splashbacks over the work surfaces. Four spotlights to ceiling fitting, radiator and wide window on the side elevation with a ceramic-tiled sill. Central heating thermostat and trap access to the wing roof void. Oak-effect laminate floor covering and shaped archway to the:

Breakfast Room/Playroom or Study Area

A versatile room which could be a dedicated dining room releasing the previously described dining room as an additional living space if preferred. Laminated floor covering extending through from the kitchen, coved ceiling and radiator. Tall cupboard housing the gas-fired, wall-mounted condensing combination central heating boiler. Four-branch ceiling spotlight fitting and side double-glazed patio door with side panel opening onto the rear garden.





First Floor Landing

With white, modern four-panel doors leading off to the bedrooms and bathroom. Side window and screen extending along the side of the stairwell. Trap access to the roof void which has a small, loose-boarded area for storage purposes. Smoke alarm.

Bedroom 1 (rear)

Radiator, high-level shelf to recess and three louvred doors to built-in wardrobes with shelving and clothes hanging space. Rear window providing views over the playing field at the rear.

Bedroom2 (front)

A double bedroom with a wide front window and radiator.

Bedroom 3 (front)

A single bedroom with radiator and front window.

Bathroom

White suite comprising a low-level WC, pedestal wash hand basin and panelled bath with shower mixer unit and handset over, together with glazed screen. Ceramic-tiled walls, extractor fan to the ceiling, radiator and rear window in ceramic-tiled reveal.



Outside

At the front of the property there is a lawned garden and a concrete paved driveway with path leading to the front entrance, all set behind a front privet hedge. The drive provides parking space and gives access to the attached garage of brick construction, with white-washed walls internally, up and over door, a single-glazed side window, light and power points.

To the rear of the house, there is an enclosed garden laid to lawn with slab-paved pathways and a wide deck towards the rear, sheltered by a brick rear boundary wall. Adjacent is a recess behind the rear wing of the house for an outdoor bar and barbecue area. External gas meter cabinet and outside water tap.



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 and the Cordeaux Academy to the rear of Holmes Close – just a short walk from the property. 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 Complex and Hotel on the rural outskirts, 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 the town 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 B.

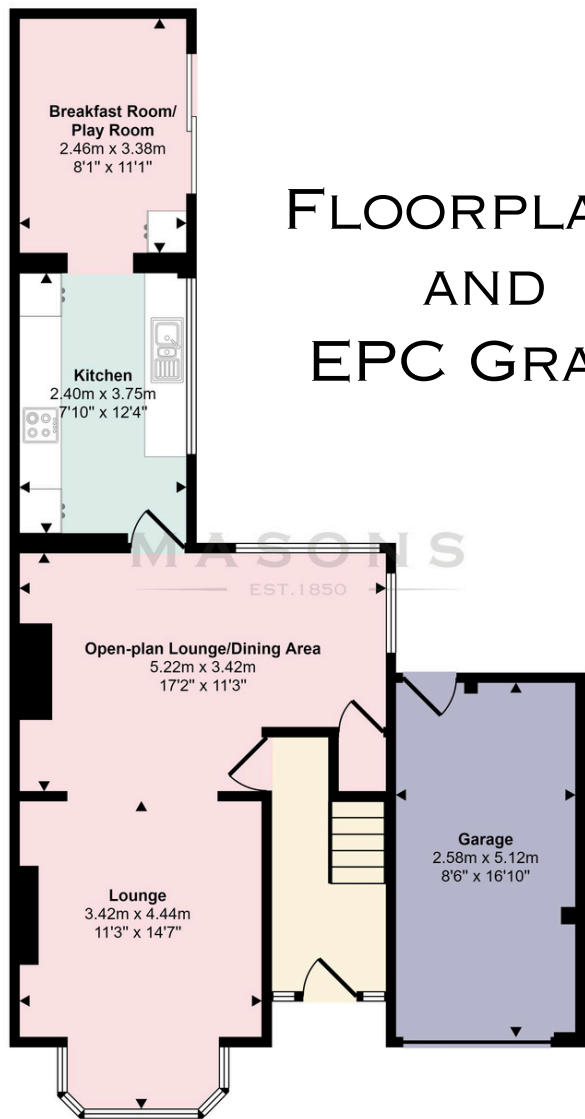


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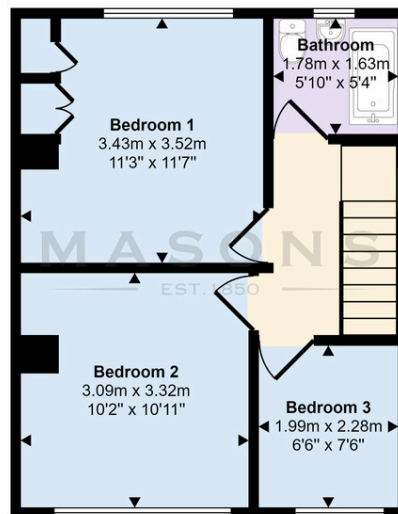
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FLOORPLANS AND EPC GRAPH



Ground Floor
Approx 71 sq m / 759 sq ft



First Floor
Approx 37 sq m / 400 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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