

M A S O N S

SALES & LETTINGS



82, MOUNT PLEASANT AVENUE
LOUTH LN11 9DJ

M A S O N S
EST. 1850

82 MOUNT PLEASANT AVENUE, LOUTH, LINCOLNSHIRE LN1 1 9DJ

This terraced, three-bedroom family home has a gas central heating system by modern combination boiler, a long garden at the rear, an off-street parking space at the front with dropped kerb, double-glazed windows, lounge with electric fire and understairs cupboard, a long dining kitchen with dining bar and range cooker, rear lobby and bathroom. For sale with NO CHAIN.



ABOUT 82 MOUNT PLEASANT AVENUE ...

This mid-terraced family house is believed to date back to the 1950s and has brick-faced cavity walls beneath a pitched timber roof structure covered in concrete tiles.

Over the years, the property has been improved and extended whilst to the rear there is a good size garden in keeping with a family home. The original windows have been replaced with uPVC double-glazed units in white and heating is by a gas-fired combination central heating boiler connected to steel panel radiators – the boiler was installed around 2019 and has recently been serviced on a British Gas maintenance plan. Control of the heating system is via a Wi-Fi enabled Hive unit. There is also an electric fire to the fireplace in the lounge.

In recent times, new laminate flooring has been fitted to some rooms, plumbing in the kitchen has been altered to accommodate a slimline dishwasher and a replacement WC and wash basin have been fitted in the bathroom.

The rooms are well-proportioned, and a dropped kerb has been formed at the front of the house to enable the front garden area to be used for off-street parking. The property is for sale with no chain.

ACCOMMODATION

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

Ground Floor

Main entrance at the front of the property where there is a **projecting white uPVC Porch**. A part-glazed (double-glazed) front door opens into the porch which has double-glazed windows to front and side, the door having a roller blind fitted to the pane and the side window having a Venetian blind. Oak-effect floor tiling and square opening through to an **Entrance Lobby** with radiator and staircase, having pine handrail leading to the first floor. Shaker style white panelled door to the:

Lounge

With oak-effect floor covering, oriel bow window to the front elevation with roller blinds and double radiator beneath. Modern electric log-effect fire set into a pillared surround with projecting hearth beneath. Adjacent to the chimney breast there is a built-in base storage chest, withing which there are power points and





the gas meter. Three floating wall shelves over. Further floating shelf to the opposite side of the chimney breast, wall-mounted bracket for TV, combined ceiling light and ventilation fan to the coved ceiling with remote control in-wall bracket. Shaker style white panel doors to the dining kitchen adjacent and a good size understairs store cupboard with light, coat hooks, electricity meter and consumer unit with MCBs.

Dining Kitchen

With a range of modern units finished in fashionable grey tones comprising base cupboards, drawer unit with deep lower pan drawer, marble style work surfaces with contrasting coloured ceramic tile splashbacks and an acrylic black, one and a half bowl sink unit with a tall, chrome mixer tap having hose attachment and lever operation. Matching single and double wall cupboards, and recesses for under-



counter appliances including space for a slimline dishwasher with plumbing attachments beneath the sink. Long dining bar on metal tubular support and complementing the work surfaces with tiled splashbacks above and below. Range cooker with wide, electric fan assisted oven incorporating grill and five gas rings, black splashback and complementary wide cooker hood above. (The cooker is missing one control knob). Coved ceiling with downlighter spotlights and dark, oak-effect floor covering extending through a square, walk-through arch to the:

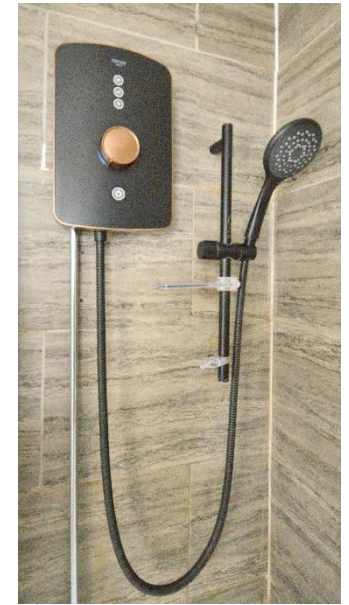
Rear Lobby

With part-glazed, white uPVC (double-glazed) door into the garden, ceiling downlighter and double doors to a full-height, built-in storage cupboard within which the Ideal gas combination condensing central heating boiler is located. This operates with a Wi-Fi enabled Hive controller.

Bathroom

White suite comprising low-level, dual-flush WC and pedestal wash hand basin with lever taps, together with a white enamelled, panelled bath with a modern black Triton electric shower unit over, having handset on wall rail. Ceramic tile splashbacks to full ceiling height, mirror-fronted wall cabinet, radiator with towel rail over and window on the side elevation with tiled sill. Vinyl floor covering and trap access to the wing roof void. Ceiling downlighters and extractor fan.





First Floor

Landing

The staircase leads up to the first-floor landing via a quarter landing and there is a trap access into the main roof void and a ceiling-mounted smoke alarm; ceiling light point over the quarter landing. White Shaker style panelled doors lead off the landing into the three bedrooms.

Bedroom 1 (front)

A good size double bedroom with wide window on the front elevation having a roller blind. Radiator and combined light and ventilation fan to the ceiling with remote control. Small, floating wall shelf and white Shaker style panelled door to a recessed store cupboard/wardrobe over the stairs with coat hooks and high-level shelf.





Bedroom 2 (rear)

With a tall, modern shelf unit adjacent to the chimney breast, two floating shelves at the side, RGB LED light fitting to the ceiling with remote control in wall bracket, radiator and rear window overlooking the main garden.

Bedroom 3 (rear)

Radiator and RGB LED light fitting to the ceiling with remote control in wall bracket. Rear window also overlooking the main garden.

Outside

Gardens

The main garden is positioned at the rear of the property and is a good size, principally laid to lawn with a paved area by the house having a metal-framed pergola over.

A pathway leads along one side of the lawn to a further paved area at the rear and a good size timber garden shed. There are three young ornamental trees planted in the lawn and close to the house there is an outside water tap, an external double power point, two wall up/downlights and an LED mini floodlight.



Parking Space

A dropped kerb has been formed to the road allowing vehicular entry onto the gravelled front garden for parking purposes and there is a slab-paved area and concrete pathway leading to the front door.

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.

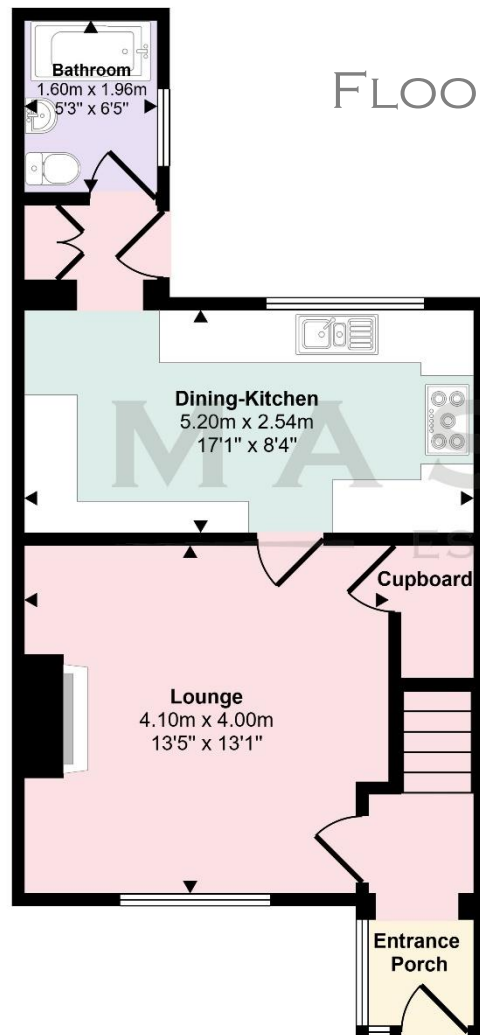
No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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 falls into Council Tax band A.

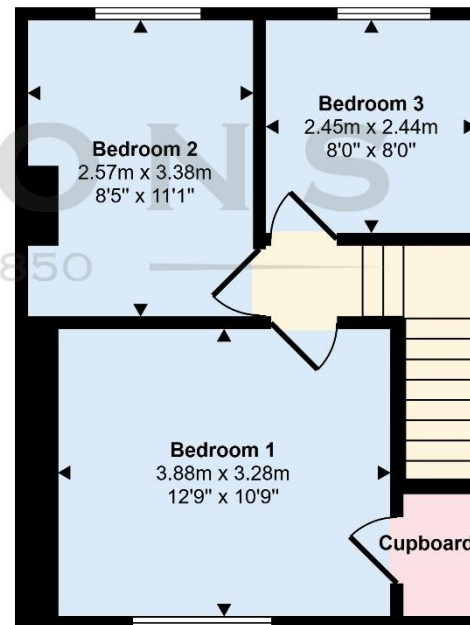


Approx Gross Internal Area
77 sq m / 830 sq ft

FLOORPLANS AND EPC GRAPH

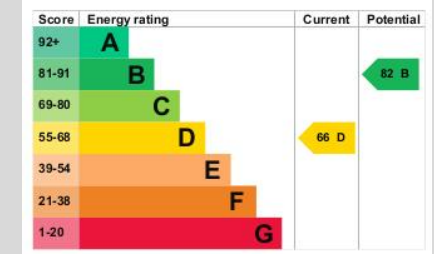


Ground Floor
Approx 42 sq m / 450 sq ft



First Floor
Approx 35 sq m / 380 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

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors 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, Chartered Surveyors 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.