

28 STATION APPROACH  
LOUTH

**M A S O N S**  
EST. 1850



# ABOUT 28 STATION APPROACH

We are pleased to bring to the market this well presented two bedroom, semi-detached bungalow positioned on a quiet no-through road close to the centre of Louth market town, within easy walking distance of local amenities. The property benefits from ample off-street parking for multiple vehicles with private and enclosed low-maintenance gardens. Internally, the property has a modern kitchen diner with a range of built-in appliances, a lounge with large bay window and fireplace, two bedrooms to the rear and off the second bedroom is a superb conservatory ideal for relaxing in. Finally, off the hallway is a smart shower room with modern fitted units. A gas central heating system and uPVC double-glazed windows completes this efficient home.



## The Property

Modern construction dating to the mid 1990's, a semi-detached bungalow having brick-faced walls with pitched timber roof construction covered in tiles with wood-effect uPVC windows and doors with matching soffits and guttering. The property is heated by a Worcester gas-fired central heating boiler supplemented by a hot water cylinder. The property has a larger than average plot for the road due to it's end of cul-de-sac position, benefiting from an extended side garden which provides further parking.





# 28 STATION APPROACH, LOUTH, LN1 1 OPS

## 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 entrance door into a useful porch with windows to all sides and dwarf brick wall. Polycarbonate roof panels with light provided and a useful space for hanging coats and storing shoes, etc. with carpeted floor and part-glazed timber door into:

## Kitchen Diner

A good range of base and wall units having timber doors and marble-effect laminated work surfaces with attractive tiling to splashback. Single bowl, stainless steel sink. To one side is the built-in New World electric oven with Electrolux microwave fitted above, four-ring Zanussi gas hob with extractor fan above, space and plumbing provided for washing machine and slimline dish washer along with under-counter space for free-standing fridge and freezer. One cupboard houses the Worcester gas-fired central heating boiler. Window to front and wood-effect vinyl cushion flooring with space to side for a small dining table.



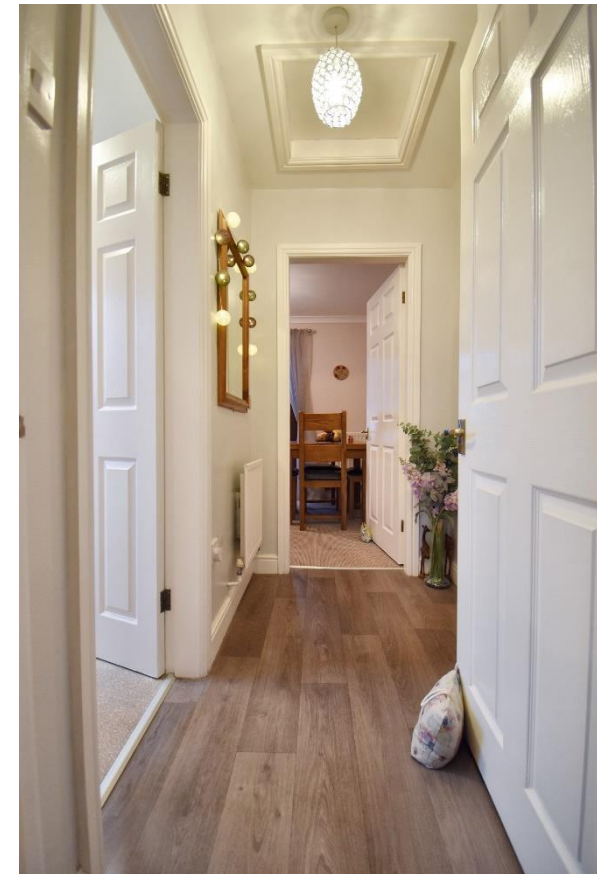


### **Lounge**

A spacious reception room positioned to the front with large, walk-in bay window overlooking the front garden. Feature fireplace to side with timber surround and marble hearth with gas connection point. Coving to ceiling and carpeted floor.

### **Hallway**

Centrally positioned with loft hatch to roof space, smoke alarm to ceiling and six-panel timber doors to bedrooms and bathroom. Wood-effect vinyl cushion floor.





### **Bedroom 1**

A spacious double bedroom positioned to the rear with window overlooking the garden. Carpeted floor, coving to ceiling and having an extensive range of built-in wardrobes to side providing ample storage space, along with built-in dressing table to side.

### **Bedroom 2**

Further good size bedroom positioned to the rear, currently set up as a dining room with connecting doors through to the conservatory. Would make an ideal occasional bedroom or dining room, having coving to ceiling, carpeted floor and cupboard to side housing the hot water cylinder, with shelving provided for laundry.

### **Shower Room**

Having wet room floor with Mira thermostatic shower unit, electric shower unit with curtain rail and neutral tiling to all wet areas. Low-level WC and wash hand basin. Xpelair extractor unit to wall with frosted glass windows to side.







### **Conservatory**

Positioned to rear, being a good size with low-level brick walls, windows to all sides with double patio doors leading into the garden. Polycarbonate roof covering, carpeted floor and lights to side creating a useful extra reception room, enjoying a bright and private aspect.

### **Front Garden**

To the front is a concrete pathway surrounding the property with a well maintained and mature front garden laid to lawn, with planted borders housing mature shrubs. Picket fencing to all boundaries with slate shingle creating a low-maintenance garden. Pedestrian gate giving access to pavement. Outside tap and lighting.





### **Rear Garden**

Double wrought iron gates giving access to the extensive driveway, providing parking for multiple vehicles if required. Laid to concrete and paving slabs with a useful timber garden shed to corner, picket fencing to boundaries with an extensive concrete area for pots and plants and al fresco dining. The garden extends around the rear of the conservatory with a further secluded, paved patio area to the far side, ideal for al fresco dining and barbecues, having a very private setting with brick boundary wall to side and private aspect to rear overlooking mature shrubs and trees.

### **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.



### **Directions**

From Louth town centre proceed along Mercer Row onto Eastgate travelling to the first mini roundabout. Go straight over here and at the next mini roundabout take the left turning next to Morrisons supermarket and travel along Ramsgate to the next mini roundabout. Take the next right turning here onto Ramsgate Road and then take the first left onto Station Approach and number 28 can be found towards the end of the road on the right.

### **Viewing**

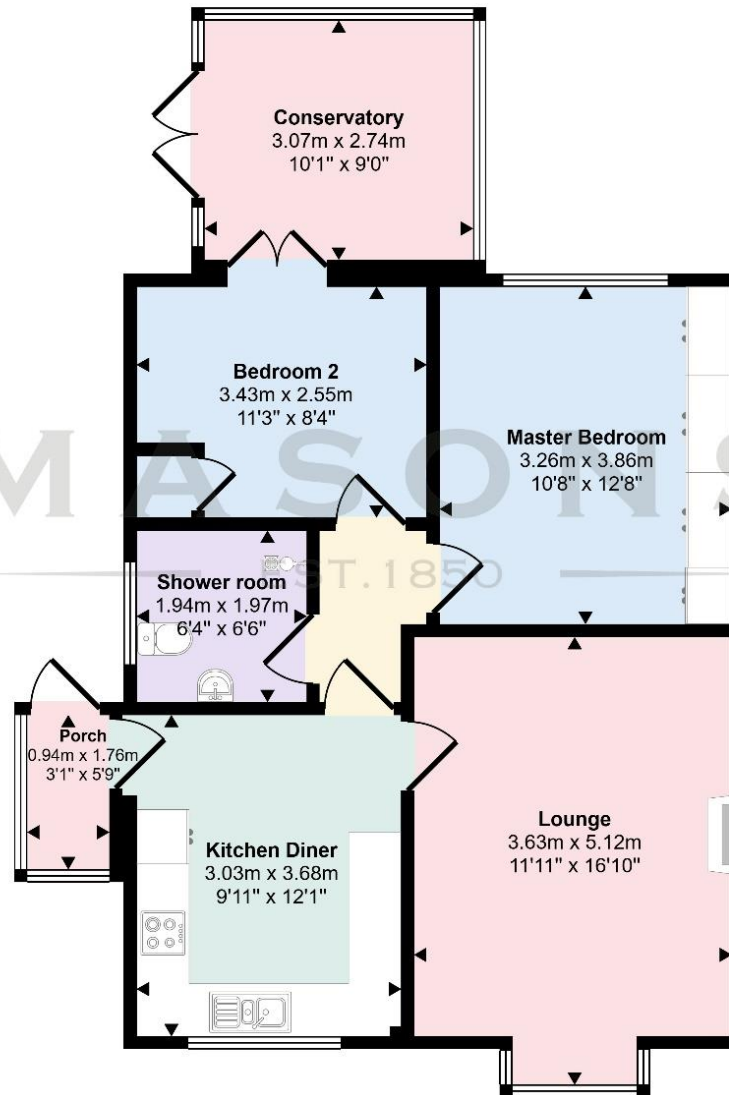
Strictly by prior appointment through the selling agent.

### **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 B.

# FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area  
71 sq m / 759 sq ft



Floorplan

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

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## Important Notice

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