

55C TRINITY LANE
LOUTH LN11 8DL

Masons
EST. 1850

55C TRINITY LANE, LOUTH, LINCOLNSHIRE, LN1 1 8DL

A semi-detached family house with well-proportioned, three-bedroom accommodation including a re-fitted dining-kitchen, gas central heating system by a condensing Viessman boiler, spacious driveway providing off-street parking for a number of cars and an integral garage with potential for conversion into further accommodation (subject to any necessary consents). Most windows in the property are uPVC double-glazed and there is a private, enclosed rear garden backing onto allotments. For sale with NO CHAIN.



Directions

From St. James' Church in the centre of Louth, proceed south on Ugate to the traffic lights and turn left along Newmarket. Turn left immediately after the Brown Cow down Church Street and then turn second right onto Monks Dyke Road. Follow the road past the school on the right, go past the left turning to Priory Road and Trinity Lane is then the next turn on the left where the road bends to the right. The house will be found after a short distance on the right side.

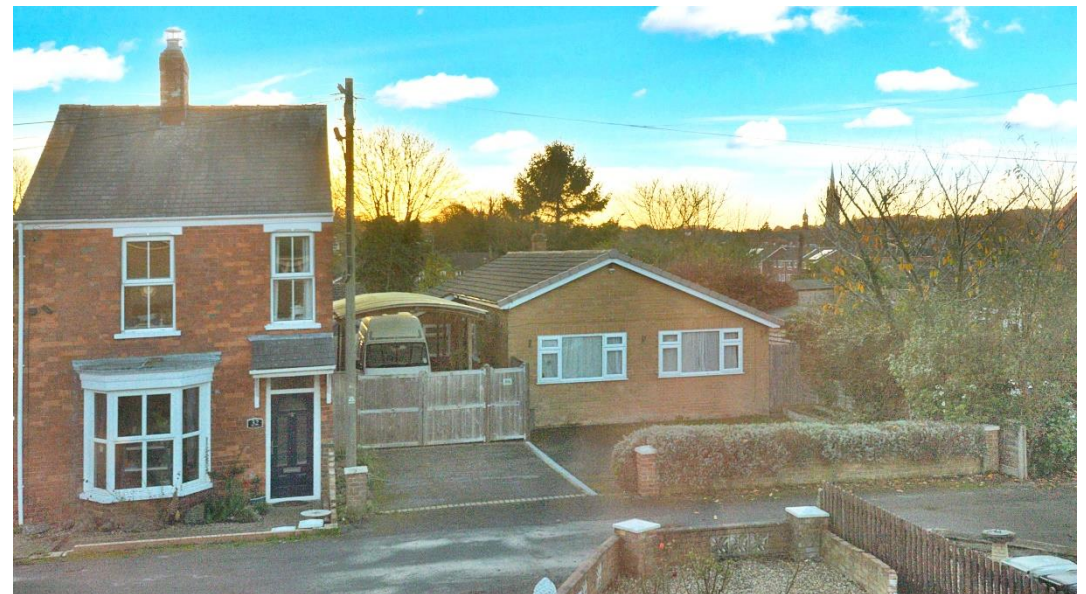
ABOUT 55C TRINITY LANE ...

Believed to date back to the 1970s, this well-proportioned, semi-detached family house has brick-faced cavity walls beneath a main pitched timber roof structure covered in concrete interlocking tiles. At the rear, the lounge has a deep, projecting square bay creating a spacious main reception room which has comfortably been arranged as a dining lounge in the past.

The dining kitchen at the front of the property has just been fully re-fitted with a range of units in gloss white to include brand new oven, hob and hood, together with a full-size dishwasher. The integral garage adjacent provides the potential, subject to obtaining any necessary consent from the local authority, to convert into an additional reception room or create a large living/dining kitchen if preferred. This might well be considered in the light of the spacious paved forecourt which provides off-road parking space for a number of cars.

Heating is provided by a Viessman gas-fired combination central heating boiler with steel panelled radiators and most of the windows in the property are uPVC double glazed. Many windows have tilt and turn opening sections and the fascias and soffits are finished in complementary white uPVC.

The three bedrooms are a good size with a spacious landing and bathroom on the first floor, the two rear bedrooms enjoying views across the rear garden towards allotments beyond. The main bedroom enjoys views across the town centre taking in the spire of St James and the Market Hall clock tower in the distance.





ACCOMMODATION

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

Ground Floor

Newly fitted part-glazed (double-glazed) uPVC front door which has a window adjacent, to the:

Dining Kitchen

Featuring a range of brand new units in gloss white with metal handles and comprising base cupboards to each side, drawer unit with deep pan drawers, contrasting slate-effect roll-edge work surfaces and matching upstands with splash-boarding above.

Inset single drainer, stainless steel sink unit with chrome mixer tap, range of wall units to each side, wine store and Bosch full-size dishwasher. Cooke and Lewis electric oven with glazed door and integral grill, ceramic hob over, glass splashback and faced cooker hood above.

Split-level covered ceiling, two LED ceiling lights, dining area to the front of the kitchen with gas wall heater and vinyl tile-effect floor covering.

Walk-through opening to the hallway.



Hallway

With radiator, wall-mounted central heating programmer and staircase leading off with handrail to the first floor. There is an internal, single-glazed (part-glazed) door to a utility porch, a 15-pane glazed door to the lounge and a further connecting door to the:

Cloakroom/WC

White suite with low-level WC and corner bracket wash hand basin with ceramic tile splashbacks. Window on the rear elevation.

Utility Porch

With plumbing for washing machine and a part-glazed (single-glazed) door with single-glazed side window to the canopy porch at the side of the house.

Lounge

A superb size and easily arranged as a dining lounge if preferred, with a wide and deep rear bay having a high-level side window and a large rear central window with tilt and turn opening section on each side. Long radiator, coved ceiling with ceiling light point and two wall uplighters. Modern wall-mounted electric fire and connecting door to a large understairs store cupboard with wall hooks and an electric light.







First Floor

Landing

A spacious landing with screen extending around the stairwell and a large, built-in box storage bench to the side with a large window above on the side elevation. Built-in, full-height double door boiler cupboard housing the Viessman wall-mounted condensing combination central heating boiler.

Bedroom 1 (front)

A bright double bedroom with views across the town centre, taking in the spire of St. James' Church in the distance and the market hall clock tower. Radiator, ceiling light point, wall light point and front window with two tilt and turn opening sections.

Bedroom 2 (rear)

With rear window having tilt and turn opening section and enjoying an open outlook across the rear garden and over allotments beyond. Radiator and ceiling light point.

Bedroom 3 (rear)

A spacious single bedroom with rear window also having a tilt and turn opening section and enjoying views as from bedroom 2. Radiator and ceiling light point.

Bathroom

With a light-coloured suite of low-level WC, pedestal wash hand basin and panelled bath with grips, together with a Mira electric shower unit over and a side screen. Radiator, mirror cabinet, shaver socket and ceramic-tiled walls from floor to ceiling. Tilt and turn window on the side elevation with ceramic-tiled reveal. LED ceiling light.





Outside

The house is set well back from Trinity Lane and approached through a deep vehicular bay with brick pillars and ornate finials onto a spacious concrete-paved forecourt which provides excellent parking space for a number of cars, whilst also giving access to the integral garage.

There is a brick-walled rose garden at the front of the parking area with rose bushes set into a gravelled surround.

Integral Garage

With an up and over door at the front and a good size, having plastered walls, strip light, electricity meter and metal-cased consumer unit to one side, together with a gas meter on the opposite side. Bench to the rear, wall cabinets, power points and water tap with wall-mounted hose pipe on reel.

Outside (cont'd)

From the driveway there is a path on the left side of the house with shrubs set into a raised gravel bed adjacent and a door into the **Covered Porch** at the side of the house with profile sheet roof and timber framed – this is open at the rear to a pathway leading around the house with water butts adjacent and a further outside tap with hosepipe on reel, and then into the rear garden.



There is a pathway along the rear wall of the house and a walk-through garden arbour covered in climbing plants, giving access to the lawned garden beyond, which has high timber fencing to all sides. Adjoining the lawn there are gravel beds and shrubbery borders with a variety of plants.

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 shops, 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.



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.

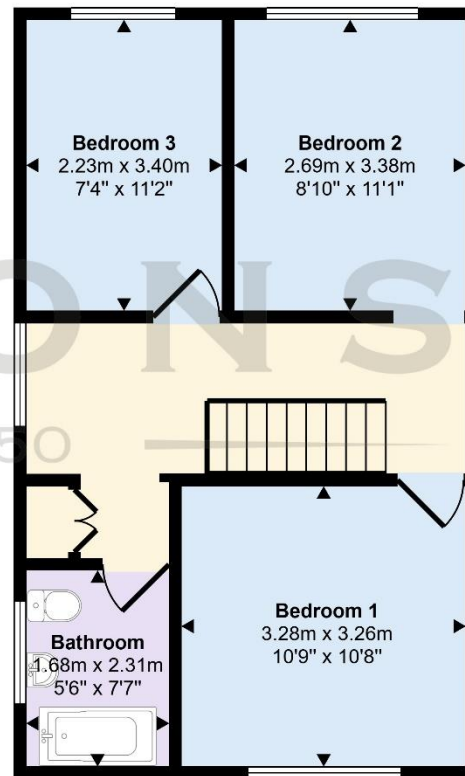
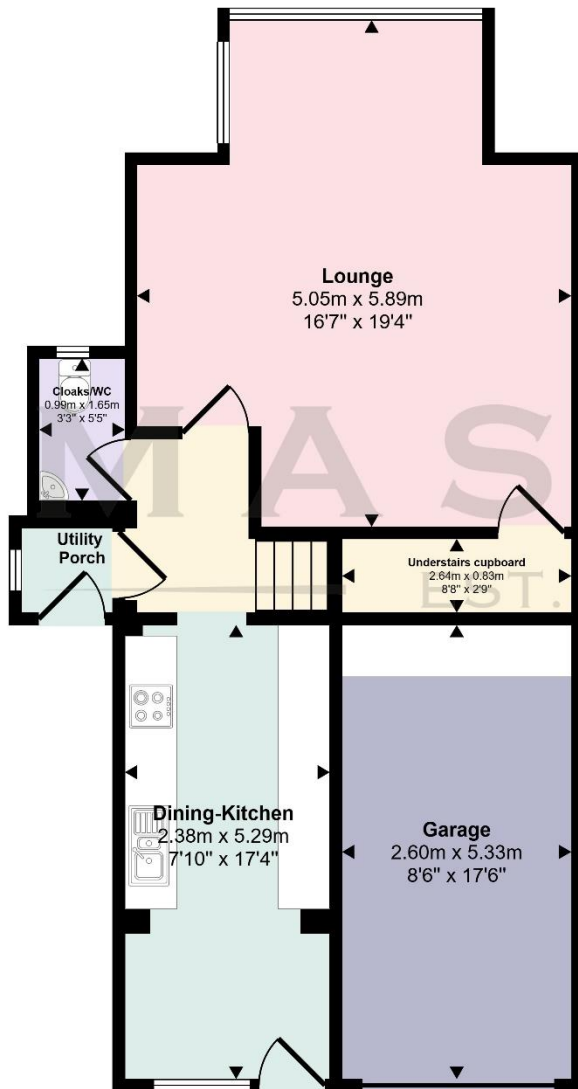


St James Church in the town centre, and the park at Westgate Fields.

Approx Gross Internal Area
107 sq m / 1154 sq ft



FLOORPLANS AND EPC GRAPH



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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.