



Treetops

Louth

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Treetops

Eastgate, Louth,
LN11 8DD

Detached, modernised two-bedroom bungalow

Spacious kitchen diner with high-gloss units and built-in appliances

Two double bedrooms with garden views and fitted wardrobes

Private front and rear gardens with mature hedging and lawns

Driveway parking for two vehicles and attached single garage

Peaceful, established residential area close to Louth town centre

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Treetops sits discreetly behind wrought-iron gates with a wide driveway and well-maintained front garden. Step inside and you're welcomed into a larger-than-expected reception hall carpeted in neutral tones and complete with built-in storage, loft access, and quality timber doors that open to all principal rooms.



The kitchen diner is the heart of the home: a bright and contemporary space fitted with high-gloss white cabinetry, chrome handles, and black stone-effect worktops. Grey splashback tiling, under-cabinet lighting, and a stainless steel 1.5-bowl sink complement the space, while a full range of built-in appliances—tall fridge-freezer, washing machine, dishwasher, double oven and four-ring induction hob—add everyday ease. A large window overlooks the side path, and there's ample space for dining.



To the front, the lounge is both generous and filled with natural light, thanks to dual-aspect windows. A feature fireplace with wooden surround, tiled hearth, and inset electric log-effect stove creates a cosy focal point, while chrome lighting, coved ceilings and soft carpets complete the welcoming atmosphere.



Both bedrooms are well-proportioned doubles with views over the rear garden, fitted wardrobes with sliding doors, and tasteful neutral décor. The shower room has been beautifully refitted with stylish grey tiling, a large walk-in rainfall shower with glass screen, vanity basin and WC unit with built-in storage, chrome towel radiator, ceiling spotlights and frosted window for privacy.

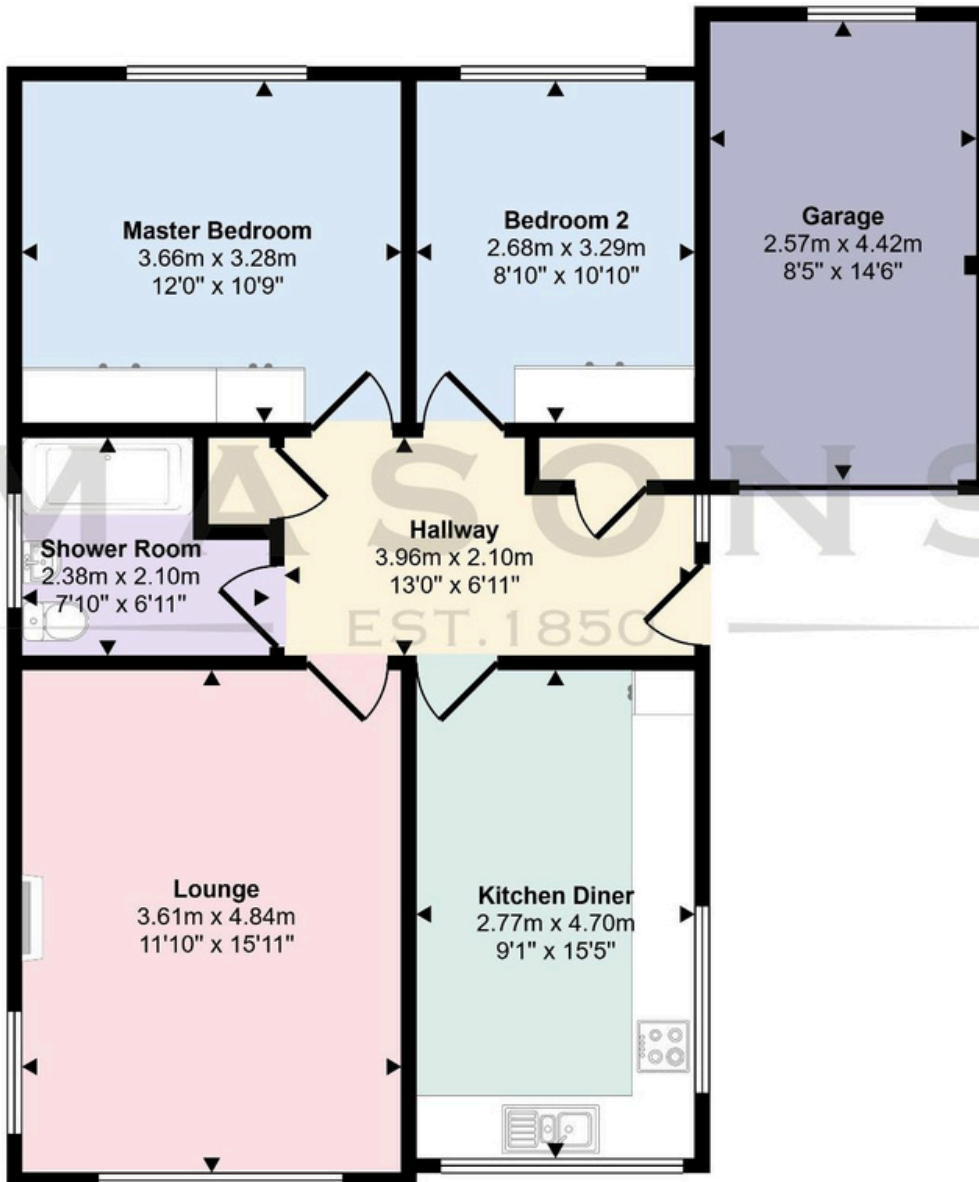
To the front, the garden features a raised lawn edged by a brick boundary wall, with established hedging, flower beds and a stone path that runs around the full perimeter of the house. The integrated garage is accessed via an up-and-over door and includes strip lighting, power, wall shelving, and houses the gas meter.



The rear garden is particularly private and full of leafy charm—mainly laid to lawn with a flagstone pathway leading to a timber garden shed. A mix of mature hedging and fencing defines the boundaries, creating a tranquil outdoor space ideal for relaxing or gardening. There's also a side garden with planted borders and external tap.



Approx Gross Internal Area
80 sq m / 859 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 real items.

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

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

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.

Tenure

Freehold

Directions

From St. James' Church, travel along Upgate and take the second left into Mercer Row. Continue through Eastgate and at the two mini roundabouts go straight ahead. Continue past Holy Trinity Church and Treetops will be found on the left-hand side, set back behind brick boundary walls.

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.

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EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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