



20 Horncastle Road

Louth

M A S O N S
— Celebrating 175 Years —

20 Horncastle Road

Louth, Lincolnshire LN11 9LD



Unique detached family house

Highly regarded residential location

Deceptively spacious - 2,734 sq ft floor area

Extended and modernised

Contemporary interior

Flowing, versatile living rooms

Modern fitted kitchen

Dining Room with glazed lantern roof

Lounge with vaulted ceiling & bifold French doors

Study and sitting room/studio

4 double beds, ensuite bathroom, shower room

Large hall, cloaks/wc and reception lobby

Detached double garage, long driveway

Good size rear garden with raised patio

A unique, detached, four double bedroom family house close to the King Edward VI grammar school, in a desirable residential area just a short walk from the market town centre and scenic parks. Extended by a Danish architect with surprisingly spacious and versatile, contemporary accommodation fitted to a high-quality specifications. Long driveway and detached double garage, plentiful parking space and an electric car charging point adjacent. Lawned rear garden with elevated patio and school playing fields to the rear.

Flowing living accommodation with 4 double bedrooms, ensuite bathroom, family shower room, reception lobby, large hall, oak and glazed staircase, 4 reception rooms, fitted kitchen and utility room, side lobby and cloaks/WC. Gas central heating system, stylish double glazed windows and alarm system. All conveniently located for shopping, schools and the Wolds at the top of the road.

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The Property

This unique detached family home is the culmination of considerable improvement and extension of the original house which is thought to date back to the 1930s. Within the last 20 years, the house was extended and re-arranged to a design by a Danish architect and then modernized to a high specification, as detailed in our account of the accommodation below.

The front elevation belies the extent of the spacious rooms within having a total floor area of around 2,734 square feet with particularly extensive and versatile living rooms including 2 potential ground floor double bedrooms if required.

The property stands in a sought-after residential area of the town, backing onto the playing fields of the grammar school/academy and just a short walk from the town shopping centre. Walks from the front door also very soon lead to the scenic parks at Westgate Fields and Hubbards Hills, with lanes into the Lincolnshire Wolds from the top of Horncastle Road.

The principal external walls are brick-faced and rendered under main pitched timber roof structures covered in Rosemary-style roof tiles and with flat fiberglass roof over the entrance porch and double garage, together with a pitched double-glazed lantern roof over the dining room. The windows are double glazed while heating is by a Worcester gas-fired combination central heating boiler with partial underfloor heating having digital controls. There is also a modern alarm system.

The living rooms have a modern feel of space and flow beautifully from a spacious reception hall and entrance lobby, through double doors into the stylish split-level fitted kitchen and dining room. Further double doors lead from here to a vaulted lounge with bi-folding French doors to the rear garden, and beyond is a bright sitting room or studio, also having French doors onto the patio and garden. The living space is completed by a good-size home office/study at the front of the house, a modern cloakroom/WC from a side lobby and a rear lobby with utility room adjacent. The rear garden is a good size and particularly well orientated to enjoy the afternoon and evening sun.



Accommodation

Ground Floor

The main entrance into the house is on the front elevation at the end of a long driveway and after passing the double garage on the left, there is a flagstone terrace with angled shallow step up to a covered and angled **entrance porch**.

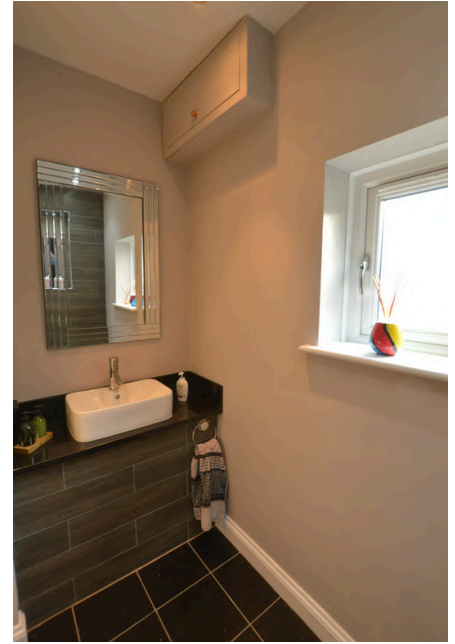
Wide oak double doors with large shaped handles and wall up/down lighters to each side plus downlighters to the ceiling over, open into the spacious **reception lobby** with travertine-tiled floor, two tall, white designer radiators, ceiling downlighter spotlights and a two-way glazed display cabinet/terrarium which was formerly an aquarium, between the lobby and the dining room beyond.





Oak glazed double doors lead into a large **entrance hall** with feature oak flooring and matching double doors through to the fitted kitchen and dining room, return staircase leading up to the first floor and oak panelled doors to the study and side lobby. A good size, L-shaped store cupboard extends beneath the staircase. There are two further tall, white designer radiators and a front window with low sill overlooking the approach to the house. The hall is well lit by ceiling downlighter spotlights and two wall up/down lighters.





The **side lobby** has a black ceramic-tiled floor with sparkles, a feature heavy arched panelled side door to outside, downlighter spotlights and a tall, grey designer radiator. Adjacent is the **cloakroom** – a good size with white RAK suspended WC having a concealed cistern in a ceramic-tiled surround, and large chrome dual wall-flush control.

A complementary vanity wash hand basin is set into a composite sparkle plinth over a ceramic-tiled base and has a tall chrome lever tap. There is a tall, grey designer radiator, illuminated wall alcove, front window, oak panelled door and high-level cabinet with electricity consumer unit. The ceiling has downlighter spotlights.



The **kitchen** is a superb size and open plan on split levels with the dining room adjacent. Appointed to a high standard, there is a comprehensive range of units, having gloss finish contrasting white and dark stone-effect facings, composite work surfaces with upstands and a complementary large central island, all illuminated by multiple ceiling downlighters. Double sink with tall mixer tap and side window. The units include base cupboards, wine store, pull-out bin unit, pull-out tall larder racks and a range of twelve wide drawer units to the large island.

Quality appliances include a long Siemens four-ring rectangular induction hob to the island unit, with a motorized retractable downdraught extractor set into the large composite work surface, three Siemens mid-level electric ovens set into a tall range of units, with warming drawer and digital displays, integrated faced Kenwood dishwasher and space for an upright fridge/freezer. The island unit has retractable pull-up sockets and there is a glazed oak-framed door to the rear cloaks lobby and utility area beyond.





A wide opening with step down leads from the kitchen to the **dining room**, once again a superb size and particularly bright with the large, double-glazed lantern roof over and having a wall-mounted Panasonic TV. The ceiling bordering the glazed roof has downlighter spotlights.

There is oak panelling with handleless doors to cupboards beneath the two-way glazed display to the entrance lobby. There are also four ceiling directable spotlights to the corners of the room, a ceiling light point to the ridge and three tall windows from ground level with integral blinds to the lounge adjacent.



Oak glazed double doors with a step down open into the impressive and spacious **lounge**, a superb reception room with a tall, vaulted ceiling, having an exposed king post truss, and two skylight windows to both front and rear roof slopes.

There are high-level double spotlights to each end of the room, three wall up/downlighters and an oak floor with underfloor heating by digital controller. Bi-folding double-glazed French doors with blinds open onto the rear patio and garden. The three tall, glazed panels from floor level, as previously mentioned, face the dining room adjacent.





The living space continues through an oak door from the lounge into a **sitting room/studio** of good size, with oak floor having underfloor heating by digital control, window on the rear elevation overlooking the main garden and double-glazed French doors with blinds on the side elevation to the patio. There are four spotlights to a ceiling fitting and trap access to the wing roof void.

The **cloaks lobby** adjacent to the kitchen has an opening through to the rear lobby with step down beyond and double-glazed French doors on the rear elevation, open to the garden. The floor is ceramic tiled with underfloor heating controlled by digital controller and extends into the utility area adjacent.

The **utility room** is fitted with an extensive range of units having birch-style facings and stainless steel handles. There are base cupboards and drawers, a tall storage cupboard, wall cabinets, an integrated washing machine and tumble-dryer, roll-edge granite-effect work surface with ceramic-tiled splash-backs and a wall cupboard housing the Worcester combination gas-fired boiler. There are tiled splash-backs to the work surfaces and a rear window over a one-and-a-half bowl, stainless steel, single drainer sink unit. Above, there is a drop-down Sheila clothes airer and downlighter spotlights, supplemented by pelmet lighting beneath the wall cupboards.



First Floor

The **landing** is approached over a return staircase with quarter landings and an oak-framed, glazed side screen extending to form a small gallery. There is a tall feature window to the side elevation and the landing has a radiator, smoke alarm and thermostat control for the first-floor heating. There are two ceiling downlighter spotlights and a chandelier point over the stairwell.





The **master bedroom suite** is positioned at the rear of the house, this spacious double bedroom having a large window providing excellent views over the school playing fields and across towards the spire of St. James' Church in the town centre. There is a large, free-standing double wardrobe with mirrored doors and pelmet lighting, a radiator, picture rail, ceiling downlighter spotlights and the entrance lobby into the room has a door off to the **ensuite bathroom** adjacent. This bathroom has a travertine tiled floor and wall tiling, a mosaic-tiled, raised plinth with large walk-in glazed and tiled shower cubicle, having an Aqualisa thermostatic shower mixer unit and drench head. The white suite comprises a low-level, dual-flush WC and tile-panelled bath with shower fittings to mixer tap, together with a free-standing vanity unit with wide, rectangular washbasin, chrome mixer tap and beech-style drawers under, together with a mirror-fronted cabinet over. There is a side window set into a tiled reveal, downlighter spotlights to the ceiling, extractor fan and a modern ladder-style radiator/towel rail with a gloss silver finish.





The **second bedroom** is at the side of the house and a good-size double room with a large, built-in wardrobe having clothes hanging rails, drawers and shelves. This room has a picture rail, a wide side window presenting views down the Horncastle Road and there is a Sony wall-mounted TV, radiator and ceiling light. The **third bedroom** is also a double room at the side of the house with a view across Horncastle Road, downlighter spotlights, picture rail and a long radiator. The **fourth double bedroom** is at the front of the house with radiator and window on the front elevation having a low sill and roller blind.





The **family shower room** illuminates by sensor lighting when entered and has a white, modern suite comprising vanity unit in gloss grey and white. The shaped inset wash hand basin has a chrome lever tap and the low level WC is operated by dual-flush control; the wide, spacious shower cubicle is glazed and tiled with a tiled wall alcove.

The shower unit has a thermostatic mixer control and a fixed shower head. The ceramic-tiled walls are finished in a grey modern stone-effect with a matching tiled open shelf unit for towels, display, etc. and there is a side window set into a tiled reveal. A large, illuminated wall mirror is positioned over the sink and there is a chrome ladder-style radiator/towel rail, porcelain-tiled floor and extractor fan.



The **detached double garage** is block built with a rendered external finish beneath a flat, fibre-glass roof covering and has two oak up-and-over doors, six strip lights, power points, a tall window from floor level and wall shelves, together with a pedestrian door across from the front porch. Close to the garage is an electric car charging point set into the side wall of the front wing of the house.

The Grounds

The house is positioned above and well back from Horncastle Road with a brick pillared entrance onto an initial block-paved approach followed by a **long gravelled driveway** leading to the double garage and all the way to the front entrance porch. There is ample space to park several vehicles and a turning space or parking area for a trailer or caravan by the garage.





On each side of the entrance to the driveway there is a mature tree, one of which is illuminated from below. There are long shrubbery beds, retained on the left by a shaped brick retaining wall, with smaller ornamental trees and a flagstone pathway along the right side with pillar lights and leading to the front porch. The pathway then continues by the right side of the house to a screen fence and doorway leading to the main rear garden.

There are up/downlighters to each side of the garage doors and a block paved area behind the garage, ideal for wheelie bins with a wide arched gate and block pathway along the left side of the house to the rear garden. Adjoining this pathway is an outside tap and light over the arched side entrance. The external gas and electricity cabinets are on the left side of the house.

The main garden is at the rear and a good size, principally laid to lawn with block lined flower and shrubbery beds, established trees to the left, beech hedge to the side and rear, and evergreen hedge to the other side.

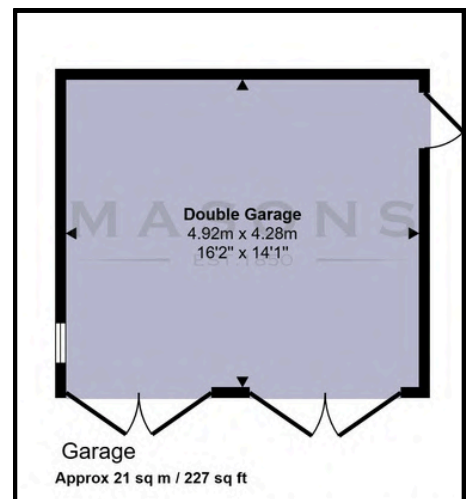
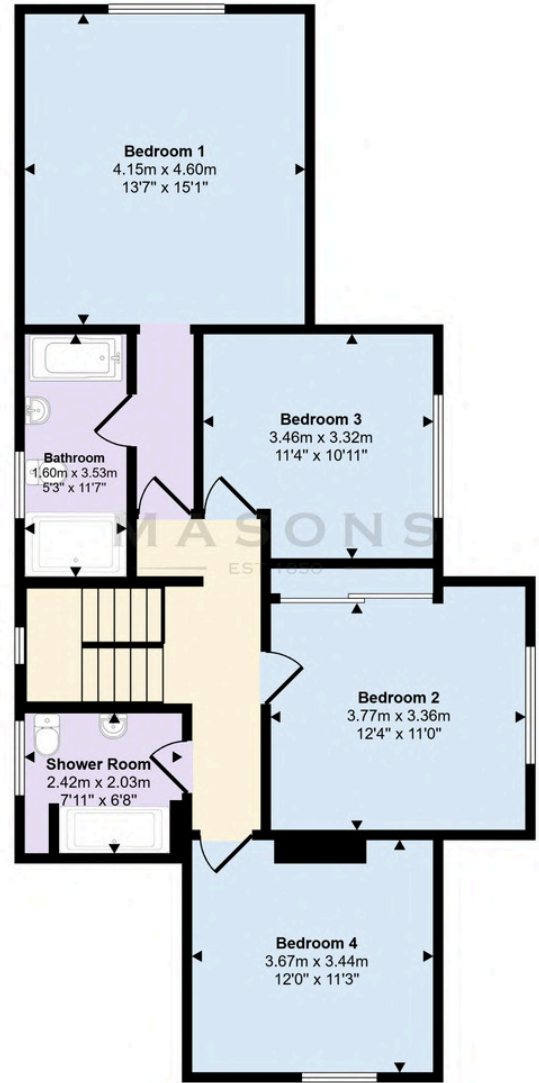
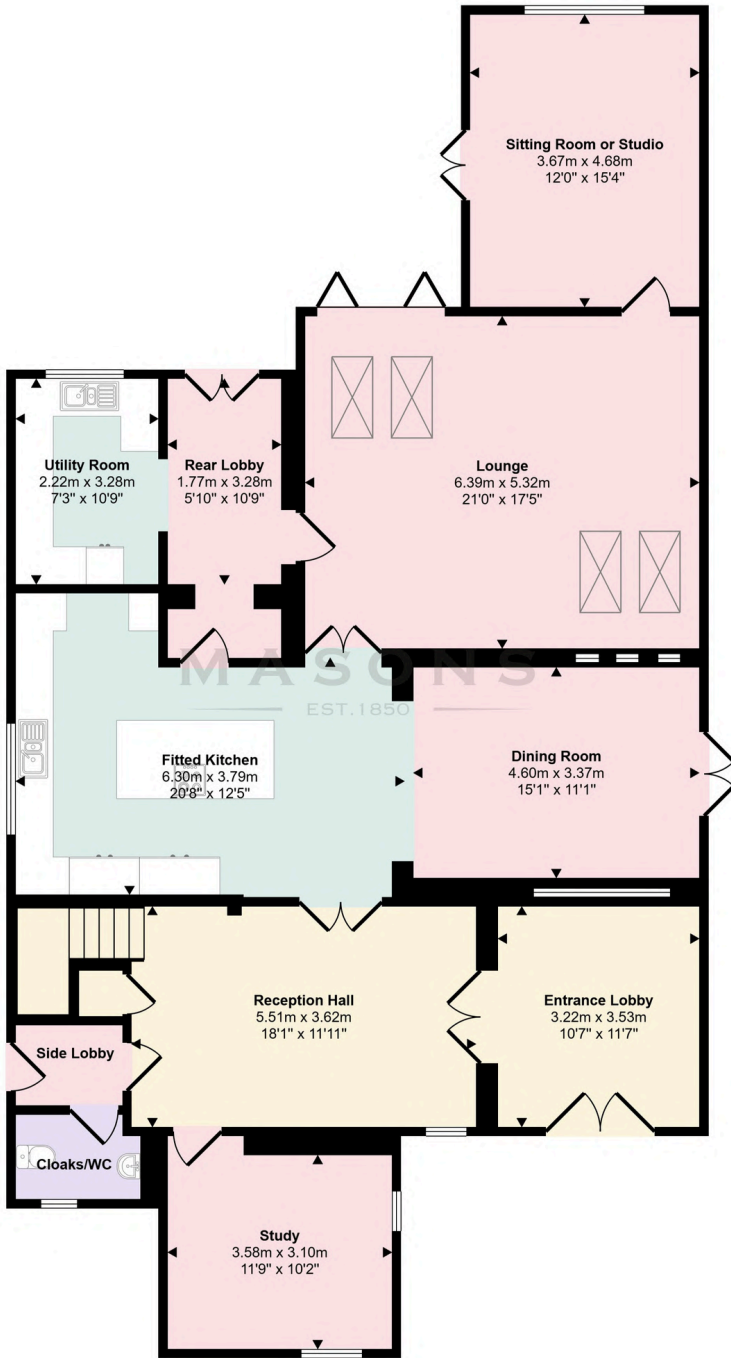




The French doors from lounge, sitting room and rear lobby open onto elevated flagstone paved patios enclosed by low curved brick walls with inset lighting and ideal for patio furniture, barbecue etc. with two wall lights and further outside taps. Steps lead down to the lawn and onto the block paved path leading around the east side of the house where there is useful storage space.



A gravelled seating area near the rear hedge catches earlier sunshine and the patio enjoys later afternoon and evening sunshine through the trees. On the east side there is screen fencing in addition to the hedge and this continues along the side of the house.



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

The house stands in a prime residential area of Louth within walking distance of the town centre which is positioned around St James' church with its magnificent spire, reputedly the tallest church spire of any parish in the country.

The west side of Louth has been held in high esteem for many years and includes the scenic parks of Westgate Fields and Hubbards Hills extending to the western town outskirts and just a short walk away from the property. Louth has an interesting conservation area boasting some handsome Georgian and Victorian buildings of merit.

The town has three busy markets each week, many individual shops, highly regarded primary schools and academies including the King Edward VI Grammar School/Academy just a short walk from the house. There is a wide choice of inns, cafes, bars and restaurants for relaxation. Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and club, golf club and bowls. There is a thriving theatre and a cinema.

Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west. The east coast is about 10 miles away at its nearest point while the area around Louth has many fine country walks and bridleways. Known as the Capital of the Lincolnshire Wolds, the town is on the eastern fringe of the area of outstanding natural beauty with lanes and pathways from the top of Horncastle Road.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band F

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

Location

What3words: ///rarely.narrow.plenty

Directions

From St James' church in the centre of Louth proceed south along Ugate and at the traffic lights turn right along South Street. Follow the road and after passing the second right turning, this becomes Horncastle Road with grass banks to each side. Continue until a short distance after the left turning to Vanessa Road, and No. 20 will then be found well back on the right side and in an elevated position.

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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