



54 Crowtree Lane

Louth

M A S O N S
— SINCE 1850 —

54 Crowtree Lane

Louth
Lincolnshire LN11 9LN



Extended semi-detached family house
Prime position close to park and town
Detached garage adjacent
3 first floor bedrooms and bathroom
Hallway with staircase to gallery landing
Ground floor shower room
Large living/dining-kitchen, separate utility
3 first floor bedrooms and bathroom
Garden room with French doors to patio
Gas CH system and uPVC DG windows
Steps down to sheltered garden at the rear

For sale with NO CHAIN

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Rarely available in this particularly sought after residential location, this semi-detached house is thought to date back to the 1930's. Around 16 years ago following the granting of planning permission, an extension was constructed around the side and rear of the house creating an extended living/dining-kitchen, a utility room and a split level garden room, flooded by natural light.

The rear windows of the house, particularly on the upper floor, command some breathtaking panoramic views towards the renowned Westgate and St Marys Lane areas of Louth.

The property has spacious and versatile living accommodation with a ground floor shower room, and a traditional porch and hall, with staircase to a bright gallery landing leading to the bedrooms and first floor bathroom. Heating is by a gas central heating system, and multi-fuel stove while the windows are uPVC double-glazed units with white frames.

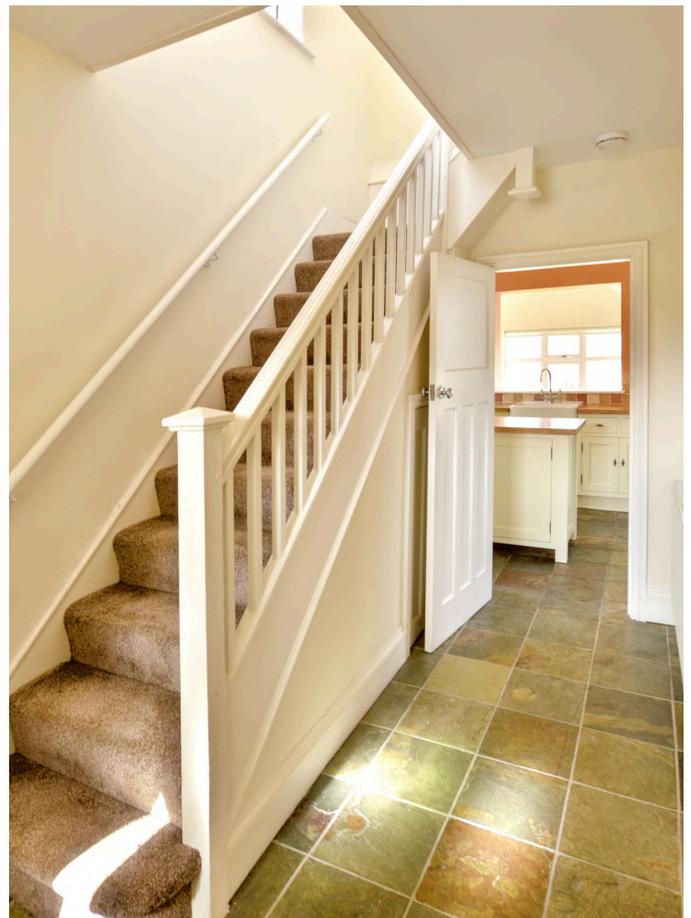
The open plan Murdoch Troon kitchen and adjoining living/dining room are of surprising size with skylight windows to the side extension and steps down to the garden room, filled with natural light. The patio adjacent is elevated with some excellent views.



Ground Floor

The main entrance is at the front of the house where a hand gate and steps lead down over flagstone paving to an arched entrance into the recessed porch which has a brick step and quarry-tiled floor. An attractive period-style, panelled front door with decorative leaded upper pane and double-glazed windows surrounding, opens into the **entrance hall**.

The hall is a good size and has a staircase with painted, pillared balustrade and handrail rising to the first floor. The floor is slate-tiled and this extends through into the open plan kitchen and dining room and then on into the utility room. There is a radiator in the hall, a smoke alarm and a panelled door to the understairs store cupboard, which also houses the electricity meter and consumer unit with MCBs. Painted four-panelled doors lead off to the ground floor shower room, the sitting room and the dining kitchen.





The **shower room** has a white suite comprising a low-level, dual-flush WC and a circular wash hand basin with a chrome lever tap to a plinth over, all set on a hardwood wash stand with glass shelf. The shower cubicle is glazed and ceramic-tiled with a sliding glazed door and has a chrome shower mixer unit with handset on wall rail. There is a window on the front elevation, a chrome ladder-style radiator/towel rail and the floor is ceramic-tiled. The walls are also ceramic-tiled from floor to ceiling and there is a three-branch spotlight and extractor fan.

The **sitting room** is positioned at the front of the house and is a cosy room with a large, walk-in front bay window, having roller blind. The open fireplace is a particular feature of the room, having a decorative polished iron art nouveau style surround with mantel shelf, a granite hearth and open grate with ornamental tiling to each side. This room has an oak-laminated floor, a radiator and moulded coving to the ceiling.



The **living/dining kitchen** is positioned at the rear of the house and has been extended to create a spacious living area, the kitchen fitted with a range of units, having cream-painted Murdoch Troon bespoke units with ornamental handles to the cupboards and drawers, oak block work surfaces and ceramic tile splash-backs. There is a deep Villeroy and Boch white ceramic sink with lever mixer tap, above which is an opening overlooking the garden room at lower level beyond.



In addition to the base cupboards and drawers there is a double wall cupboard, a tall larder cupboard, a corner carousel with cantilevered pull-out metal racks, a space for appliances and a complementary island unit with further cupboards and an open display area with drawer over. The kitchen extension has a vaulted ceiling with two Velux double-glazed skylight windows and there are multiple spotlight fittings and downlighters. Also in this area is the built-in Moffatt stainless-steel and glazed electric oven with Moffat ceramic hob over and stainless-steel cooker hood with downlighter. There are two radiators in the kitchen area and an opening with inset plinth and steps down to the garden room.







The **dining room** is an excellent size or could alternatively be a further seating area and has a multi-fuel, cast iron Tiger stove set into an arched brick fire surround with ceramic-tiled enclosure and deep mantel shelf over. This area also has a radiator, a coved ceiling and some amazing views towards Westgate and St. Mary's Lane.



The **garden room** is at a lower ground floor level and also enjoys some lovely views across the gardens of surrounding properties, taking in the spire of St. James' Church to the east and as far as the mature trees which line St. Mary's Lane. There are two large windows on the rear elevation, a large side window and on the opposite side, there is a double-glazed French door with matching side panel and louvre blinds onto a gravel patio area. The ceiling of this room is semi-vaulted and there is a hardwood floor, together with radiator and ceiling downlighters.





The **utility room** is connected to the kitchen area by a pine, part-glazed door with decorative panel and a complementary outside hardwood door leads to the pathway between the house and garage.

The utility room has further Murdoch and Troon built-in units painted cream, comprising a base double cupboard, roll-edge work surface with ceramic tile splash-back, wall cupboard units and a white ceramic, one-and-a-half bowl sink unit with chrome mixer tap.

There is space for a slimline dishwasher with cold plumbing and space to the opposite side of the base cupboard for a washing machine with power points and cold plumbing connector beneath the sink adjacent. This room has a radiator and an extractor fan.



First Floor

The first-floor rooms are particularly light and airy, all approached from a first floor-landing with white-painted, pillared balustrade extending from the staircase above the quarter landing and naturally lit by a large, double-glazed window with diamond lattice outer pane to the side elevation.

The ceiling is coved with a five-branch ceiling light and there is a smoke alarm and trap access to the roof void. By the upper stairs is the central heating thermostat.

The insulated hot water cylinder with immersion heater is located in the roof void.



The **main bedroom** is positioned to the rear of the house with a large rear window fitted with Venetian blind and presenting some stunning panoramic views across the town. The chimney breast has a decorative cast iron and pine-pillared fire surround and to each side of the chimney breast, white louvred double doors give access to useful built-in wardrobes with clothes rails and shelving over. The floor has an oak-effect, laminated covering and there is a radiator, coved ceiling and LED ceiling spotlight. .





Bedroom 2 is a second double bedroom positioned at the front of the house with a large front window with white-painted wooden Venetian blind, radiator, coved ceiling and LED downlighters. Again, the floor has an oak-effect laminated covering and there are some attractive views towards the hillside properties on Crowtree Lane.



Bedroom 3 is a small single bedroom at the front of the house with a large window having a painted, wooden Venetian blind, a radiator beneath, oak-effect laminated floor covering and coved ceiling with twin spotlight fitting.



The **bathroom** is located at the rear of the house and has a ceramic-tiled, woodblock-effect floor and a white suite comprising a panelled bath with period-style shower mixer tap, a pedestal wash hand basin with lever taps and a low-level, dual-flush WC. There is a built-in airing/boiler cupboard to the corner with the Worcester gas-fired central heating boiler and digital wall programmer within. The walls are ceramic-tiled with mosaic tiling to the rear wall and there is a rear window with Venetian blind and a coved, wood-panelled ceiling with spotlight fitting. To the side is a chrome, ladder-style radiator/towel rail.



Outside

Gardens and Garage

Adjacent to the house is the detached, brick-built **garage** with pitched, concrete-tiled roof and this is approached from a tarmac forecourt through an up-and-over metal door. Inside, there is a rear double-glazed window, a side ledged, braced and framed pedestrian door close to the side door into the house and strip lights, together with power points.

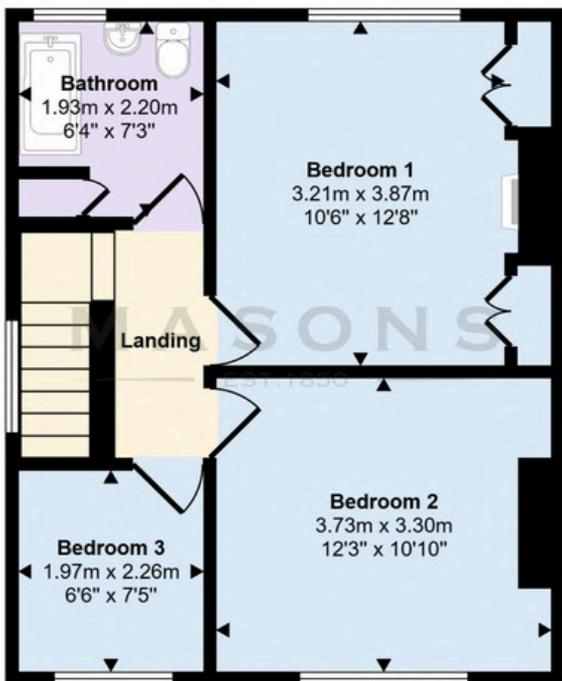
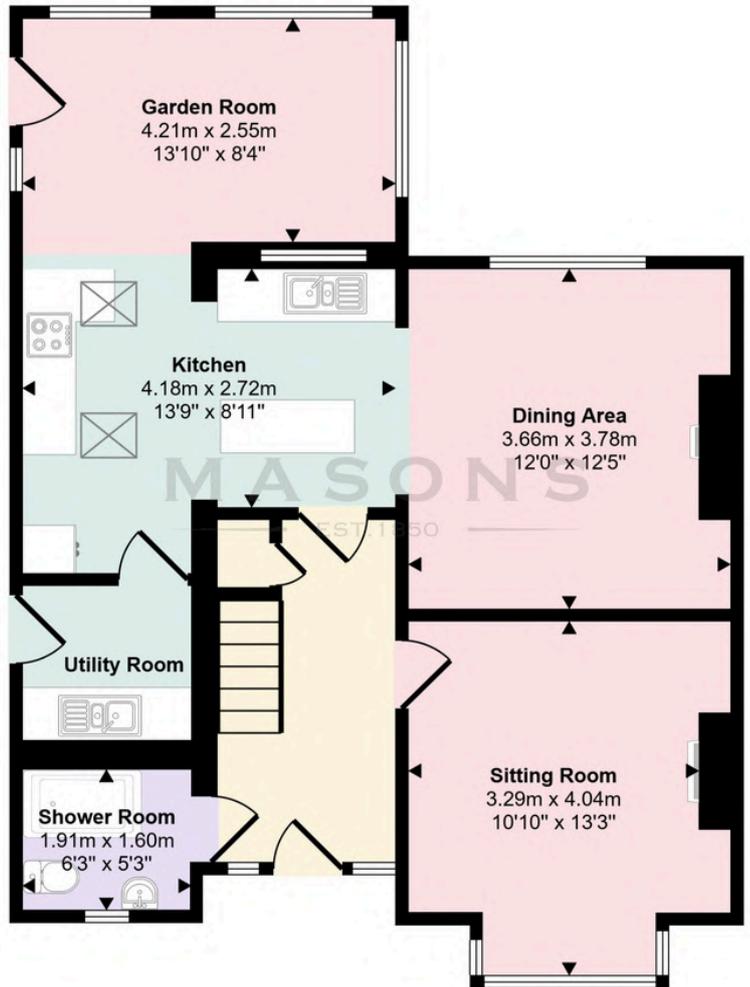
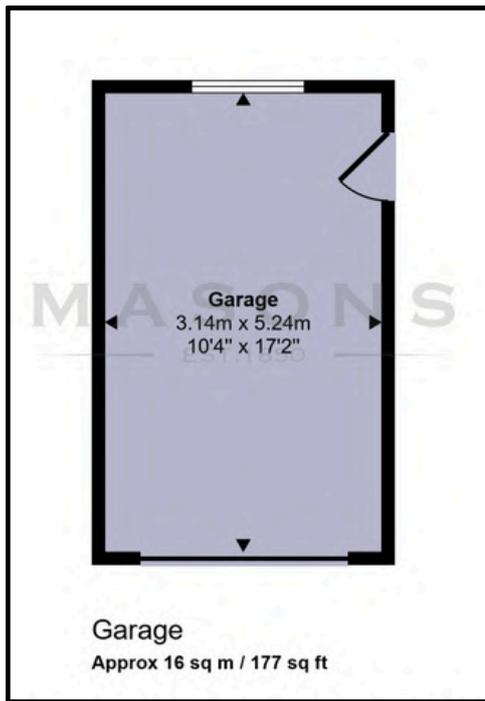
At the front of the house, there is a small garden with shrubs and climbing plants, all enclosed by a capped brick wall with gate and steps onto paving flagstones which lead to the front porch. To each side of the garage door there is a wall lantern and a wrought iron door opens to the pathway between house and garage which leads to the rear.

By this pathway there is a sensor wall light at the front and an external power point. Beyond is the gravelled patio - an outdoor seating and dining area enjoying a sense of elevation over the garden below with views towards Westgate and having a screen wall, pillars and trelliswork together with sensor light.

A small secret side path leads down to the garden on the left but the main approach is down a flight of steps with hand-railings.

The sheltered rear garden is fully enclosed by fences, shrubs and hedges around a main lawned area with borders and two garden sheds.





First Floor

Approx 43 sq m / 459 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 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. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

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		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

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:///arena.tent.leaps

Directions

From St. James' church travel south on Upgate and turn right just after the zebra crossing along Gospelgate. At the end of the road, turn left and immediately right along Crowtree Lane. Continue until 54 is found on the right, just after the right turn to Irish Hill

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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