



64 Crowtree Lane
Louth LN11 9LN

M A S O N S
EST. 1850

64 Crowtree Lane, Louth, Lincolnshire LN11 9LN

Positioned in a particularly sought-after residential area on the west side of Louth town centre just a few yards from the Golf Club and the King Edward VI Grammar School, this surprisingly spacious family home has superbly proportioned living space, 4/5 double bedrooms, large garage with r/c motorized door and a large rear garden, across which the house and patios have fine views towards the Westgate and St Mary's Lane areas of town.





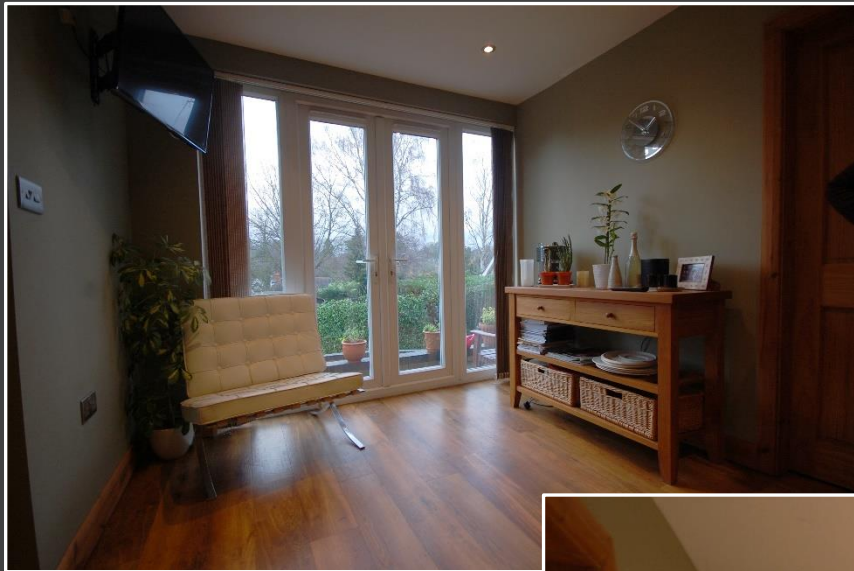


















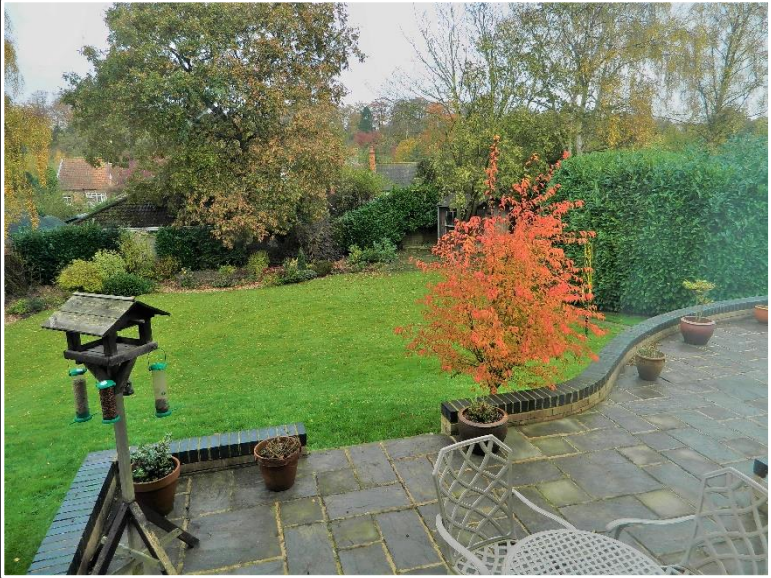












Colorful Autumn and Summer views

Directions

From St James' Church in the town centre proceed south along Upgate for a short distance and immediately after the zebra crossing, take the narrow right turning along Gospelgate. Go to the end of the road, turn left and then immediately right onto Crowtree Lane. Go past the King Edward VI grammar school on the left and continue until 64 is found on the right side.

The Property

Constructed around 1964 in this very highly regarded residential location, the house has brick-faced principal walls under mainly pitched timber roof structures covered in "Rosemary" style roof tiles. Windows are uPVC framed double-glazed units and heating is by a gas central heating system, the boiler having been replaced around 2014/15. The original house was extended around 2013 and re-arranged internally, creating the spacious master bedroom suite and an impressive dining/living kitchen, with utility room and wet room off.

The house occupies a plot of generous proportions approaching one third of an acre (scaled from online mapping) and the rear windows command some lovely views over the western suburbs towards St Mary's Lane, with a backdrop of mature trees producing some beautiful Autumn colours. The split-level patio and seating areas also enjoy an elevated outlook across the large garden, with French doors and steps from both the dining and living areas.

The living areas are particularly light, airy and spacious with a versatile open-plan layout and an optional reception room or ground floor fifth double bedroom, whilst all the bedrooms are also light and superbly proportioned.

Accommodation

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

Ground Floor

Main Front Entrance

With wide canopy porch having corner brick pillar, uPVC white panelled ceiling with three inset LED downlighters and double-glazed double doors with matching side panels into the:

Reception Hall

A spacious hallway with a ceramic-tiled floor and wide shaped archway from the reception area. Staircase with pine spindle balustrade and turned newel posts leading to the first floor. Radiator, door chimes, ceiling light point and wall light point. Wide under stairs recess ideal for displaying furniture or creating a study area. Natural pine four-panel and glazed doors leading off.

Cloakroom/WC

A good size with a white suite comprising low-level WC and bracket wash hand basin with ceramic-tiled splashbacks. Radiator, coat hooks to wall plaque and coved ceiling; window on the front elevation and ceramic-tiled floor extending through from the hallway.

Lounge

An exceptionally spacious L-shaped, open-plan living space with three wide feature shaped archways. Karndean oak-effect flooring and a modern stainless steel electric fire set into a coloured stone-effect

surround with hearth. The room is flooded with light by virtue of large windows to the south and west elevations, rear window overlooking the garden and double-glazed French doors with matching side panels. There are superb views across the western outskirts of town and the French doors open onto two-way steps leading down to the garden and patio at the rear.

There is a small feature circular window on the side elevation, a modern horizontal panelled radiator at the front, two further radiators, smoke alarms, coved ceiling and ten spotlights to a ceiling fitting and three wall light fittings. There are two doors into this living space from the hallway and a further pine, fifteen-pane glazed door to the:

Living/Dining Kitchen

Once more, this is a room which enjoys a tremendous feeling of space. The kitchen area is fitted with an attractive range of pale green modern units comprising base cupboards, textured work surfaces, mosaic-effect ceramic-tiled splashbacks, wall cupboard units including two glazed display cabinets and a white ceramic one and a half bowl sink unit with chrome mixer tap.

Lamona stainless steel and glazed range cooker with five gas rings, two electric ovens and grill, together with a stainless-steel canopy hood over having inset lighting. Two modern horizontal panelled white radiators, Karndean oak-effect flooring, ceiling light fitting with four spotlights and eighteen ceiling downlighter spotlights, together with a pendant light point.

Rear window enjoying views over the main garden, through the trees towards St. Mary's Lane in the distance. Further double-glazed French doors with

matching side panels onto the split-level patio area at the rear. Sockets for wall-mounted, high-level TV.

Utility Room

With work surface over base double unit, stainless steel single drainer sink unit with chrome mixer tap and space with plumbing for washing machine and dishwasher. Karndean oak-effect flooring and radiator.

Wall-mounted Vokera condensing gas-fired central heating boiler (installed around 2014/15) with a digital wall programmer. Extractor fan, part-glazed (double-glazed) door to outside, three ceiling downlighter spotlights and connecting door to the garage. Further pine four-panel door to the:

Wet Room

Ceramic-tiled walls with mosaic-tiled borders inlaid. Ceramic-tiled floor shaped to a corner floor drain creating a spacious walk-in shower area with a thermostatically controlled, wall-mounted shower unit having handset and chrome rail; white suite of low-level, dual-flush WC and bracket wash hand basin. Two ceiling spotlight downlighters, extractor fan and chrome ladder-style radiator/towel rail.

Ground Floor Bedroom 5/Spacious Study

A versatile room of generous proportions which would make a ground floor double bedroom or an additional sitting room/study etc. but which is presently used as an art studio.

Large wall recess with fitted book/display shelves and double doors to cupboard over. Long radiator, large

window to the front elevation creating a light and airy atmosphere within the room. Coved ceiling and light fitting with four spotlights.

First Floor L-shaped Landing

Extending around the stairwell with pine spindle balustrade extending to form a gallery overlooking the entrance hall. Smoke alarm, trap access to the roof void and pine four-panel doors leading off.

Master Bedroom Suite

Approached through a

Dressing Area

with built-in under-eaves double wardrobes having shelving to one side and clothes rails to the opposite side, together with a centre recess with modern radiator, wall mirror and tube light. Pine floorboards extend through a square opening into the:

Master Bedroom

An excellent size with large walk-in dormer bay to the front elevation, part-sloping ceiling and eight LED spotlight downlighters, together with trap access to the upper roof void. Pine four-panel doors open into good size "his and hers" wardrobes with clothes rails, light and shelving; complementary centre door opening into the:

En Suite Shower Room

A contemporary shower room fitted with a white suite comprising squareline, dual-flush WC, slim pedestal

wash hand basin and good size corner ceramic-tiled and glazed shower cubicle with curved double doors and a chrome thermostatic shower unit with sliding handset on a wall rail.

Ceramic-tiled floor and contrasting coloured ceramic-tiled walls with ornamental border inlaid. Four LED ceiling downlighters, concealed extractor fan and rear window presenting views from the elevated position over the residential suburbs to the rear. Chrome ladder style radiator/towel rail.

Family Shower Room

A spacious shower room complementing the style of the en suite shower room with ceramic-tiled floor and contrasting ceramic-tiled walls having pearlescent inlaid miniature-tile borders. White suite of low-level, dual-flush WC and pedestal wash hand basin. Ceramic tiled and glazed shower cubicle with a chrome thermostatic shower mixer unit linked to a large, fixed drench head and separate handset on rail. Six ceiling spotlight downlighters, combined radiator and chrome towel rail, shaver socket and rear window presenting excellent views as from the en suite shower room.

Built-in airing cupboard containing the insulated hot water cylinder with immersion heater for the pressurised hot water system and having double doors adjacent to a good size linen cupboard with slatted shelving and store cupboards over.

Bedroom 2

A large double bedroom with recess for double bed between a pair of under-eaves, built-in wardrobes having clothes rails with shelf over. Varnished pine

floorboards, radiator and large window to the gable. Six LED spotlights to three wall fittings.

Bedroom 3

A spacious L-shaped double bedroom with part-sloping ceiling, four LED spotlights to ceiling fitting and a wide gable window on the front elevation. Natural pine floorboards, radiator and white double doors opening onto a wardrobe with shelving above the staircase bulkhead.

Bedroom 4

A smaller double bedroom positioned at the front of the house (presently a games-room) with deep part-sloping ceiling and three LED downlighters, together with a Velux double-glazed skylight window having integral blind on the front roof slope. Modern white panelled radiator, natural pine floorboards and pleasant residential views across Crowtree Lane.

Outside

The property is approached through a pillared entrance with double wrought iron gates onto a tarmac driveway which sweeps down to form a good-size parking and turning area in front of the house whilst also giving access to the:

Integral Garage

An excellent size with a motorized remote-control roller door, strip lights, power points, useful built-in shelving and electricity consumer unit above the electricity meter. Glazed window to the side elevation and

connecting door as previously mentioned, to the utility room.

Gardens

The front garden is set behind a front boundary wall with shrubbery beds, established trees and a pillared wrought iron pedestrian gate with steps down and pathway leading to the side garden. Pedestrian access can be gained to the main rear garden around each side of the house. Flower beds on each side of the driveway and tall screen hedge maintaining privacy. Paved area for flowerpots and tubs.

The rear garden is an excellent size and mainly lawned with a curved brick retaining wall to the projecting patio above and further walls retaining the upper seating areas with steps down from the French doors. There is generous space for garden furniture and alfresco dining.

The lawns are flanked by established trees, shrubs, bedding plants and hedges presenting an ever-changing backdrop through the seasons. To one corner there is a timber garden shed.

There are up/downlighters to side and rear, two outside water taps and a front light over the garage door in addition to the porch downlighters.

Viewing

Strictly by appointment through the selling agent.

Location

Louth is a popular market town with three busy markets

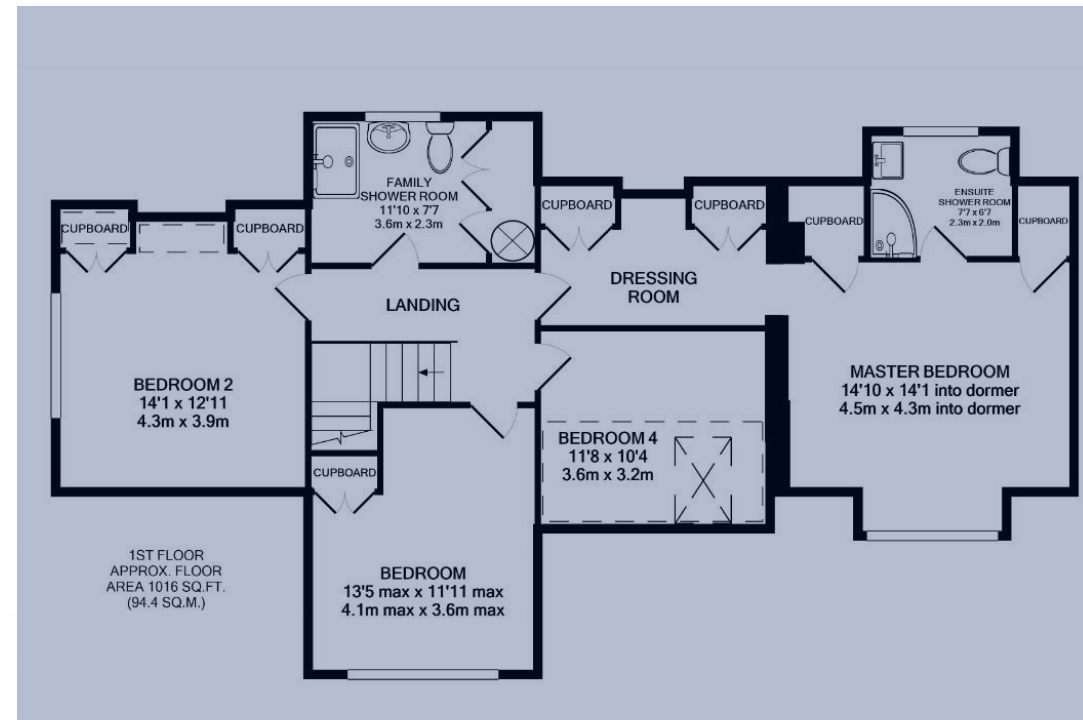
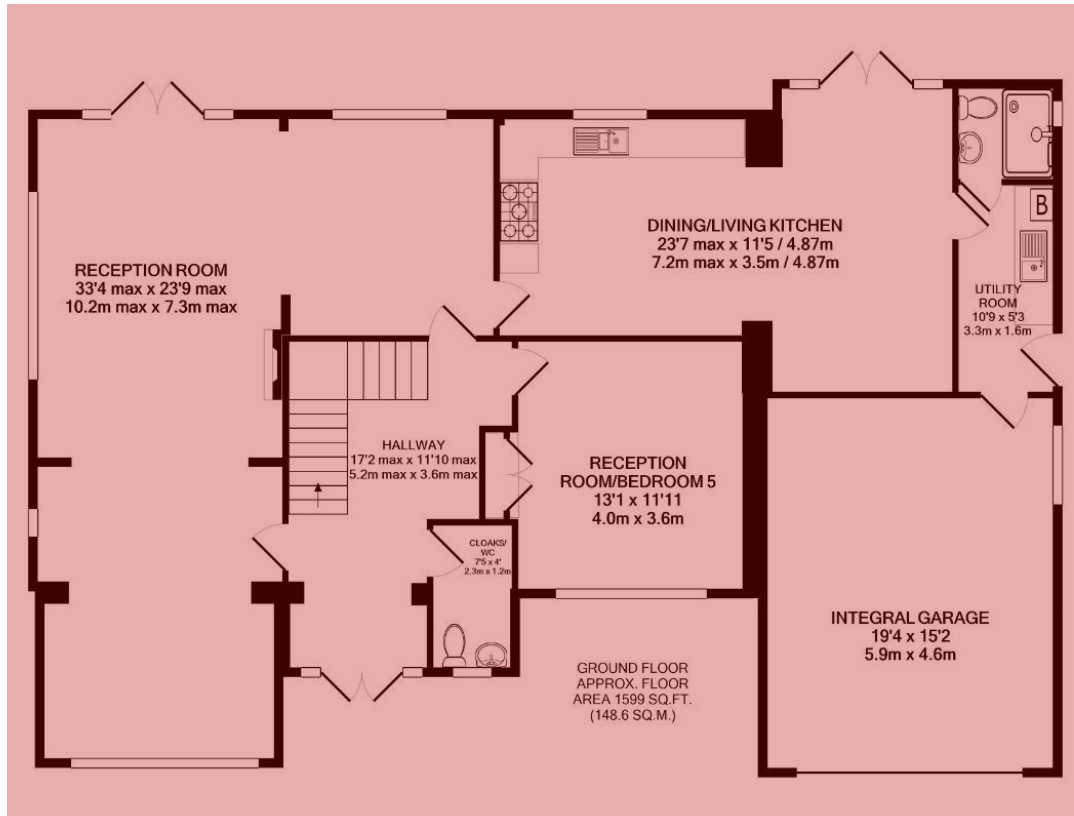
each week, many individual shops, highly regarded primary, secondary/academy and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

There is a recently completed sports and swimming complex called The Meridian Centre and the town has many local clubs and societies, athletics and football grounds, a tennis academy and courts, golf and bowling together with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The latter is just a few paces walk from number 64. There is a thriving theatre and a cinema. The coast is about 10 miles away at its nearest point and the area around Louth has many fine country walks and bridleways.

General Information

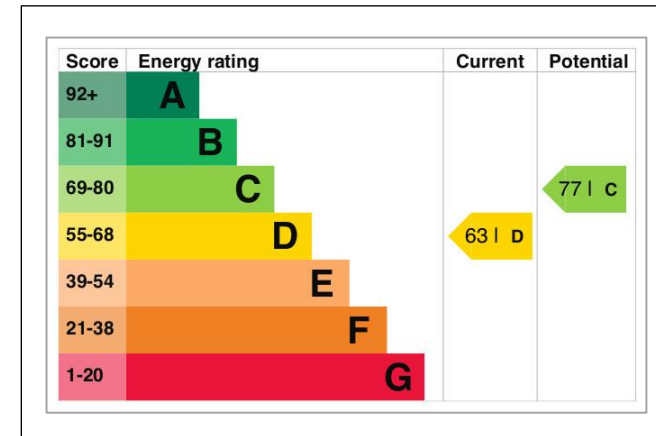
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Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.



TOTAL APPROX. FLOOR AREA 2615 SQ.FT. (243.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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