



3 Mallard Ings
Louth LN11 0FD

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SALES & LETTINGS

3 Mallard Ings, Louth, LN11 0FD

A recently constructed and superbly presented three storey town house with versatile 3 or 4 bedroom accommodation which is efficient and economical to run. Enclosed garden at the rear, two allocated car parking spaces and two Juliette balconies on the upper two floors with fine views along the tree-lined canal side to the church spire in the distance. NO CHAIN.

Directions

Travelling through the centre of Louth along Mercer Row and Eastgate, proceed to the two mini roundabouts on the far side of the town centre and at the second of these, take the first exit along Ramsgate. Continue to the next mini roundabout and take the second exit along Ramsgate Road and continue past the crossroads until the left turning just after the Woolpack Inn into Riverhead. Turn along Riverhead and as you proceed, the property will be facing you in the distance. Car parking areas are located in a courtyard to the rear.

The Property

This impressive three storey town house is believed to have been constructed approximately five/six years ago and is understood from the owners to have the benefit of a 10 year warranty from the date of construction. The property has brick-faced principal walls beneath a pitched roof with timber-clad gable feature to the front elevation all covered in pantiles. Windows are timber-framed, double-glazed units and heating is by a gas-fired central heating system with a high pressure hot water system. A glance at the EPC graph will confirm that this is a very efficient and economical house to run.

The interior is bright and decorated in fashionable colours with white, six-panel interior doors, modern kitchen, bathroom and a Jack and Jill en suite shower room to the second floor.

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 door of traditional ledged and framed style, finished externally in bright red with centre window pane into the :-

Entrance Hall

With oak-effect laminate floor covering extending through into the lounge at the rear and the cloaks/WC. Radiator, smoke alarm, central heating thermostat and staircase with turning lower steps and white spindle balustrade leading up to the first floor above.



Cloakroom/WC

White suite of low-level, dual-flush WC and pedestal wash hand basin with tiled splashback. Extractor fan, electricity consumer unit with MCB's and radiator.

Dining Lounge

A bright room with double-glazed French doors and full height double-glazed side panels to the rear elevation - these open onto a raised patio area and the garden beyond. Contemporary illuminated electric fire, two radiators, two ceiling light points and spacious under-stairs store cupboard.



Kitchen

A bright, modern kitchen with units finished in gloss-white with metal handles to include base cupboards and drawers, roll-edge, textured work surfaces and up-stands, matching wall cupboards, single drainer, one

and a half bowl stainless steel sink unit and space with plumbing for dishwasher and for washing machine. Built-in Electrolux electric oven with grill, four ring gas hob with glazed splash-back and stainless steel cooker hood over with twin lights. Digital central heating programmer and wall cupboard housing the Logic Heat 15 gas-fired central heating boiler. Extractor fan and radiator. Tile-effect floor covering.



First Floor

Gallery Landing

With white spindle balustrade extending from the staircase and continuing along the second staircase which leads up to the second floor. Radiator and smoke alarm.



Bedroom 4/Sitting Room



A versatile room at the rear of the property, presently used as a sitting room but easily transformed into a fourth bedroom if required and having two windows to the rear elevation and radiator.

Bedroom 3 (Front)



An L-shaped room of generous proportions which is bright and airy with a window to the front elevation, together with double-glazed doors and side panels to a Juliette balcony with a contemporary safety rail on the exterior of the property. Radiator.

Bathroom

White suite comprising panelled bath, low-level, dual-flush WC and pedestal wash hand basin. Ceramic tile

splash-backs, tiled plinth by the bath and circular wall mirror over the wash basin. Radiator and extractor fan.



A very impressive contemporary bedroom, again enjoying a light and airy feel with window and Juliette balcony as in bedroom three but enjoying even more far-reaching views from this elevated level. Radiator and built-in airing cupboard containing the Homeflow pressurised hot water cylinder providing hot water throughout the property. Connecting door to:

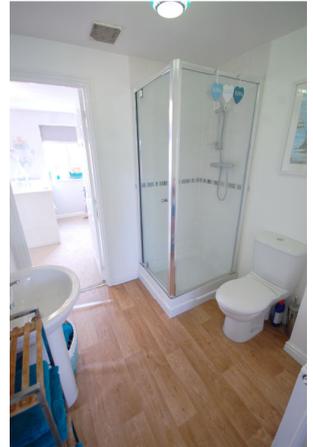
Jack and Jill En Suite Shower Room (Shared with Bedroom 2 via a further connecting door)

White suite comprising low-level, dual-flush WC, pedestal wash hand basin with tiled splashback and corner ceramic tiled and glazed shower cubicle with a mains mixer shower unit. Radiator and extractor fan.

Second Floor Landing

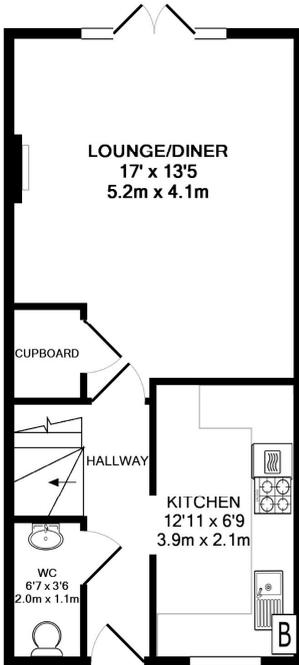
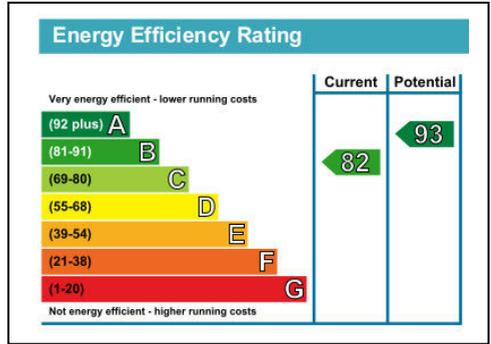
With smoke alarm and trap access to the roof void.

Master Bedroom

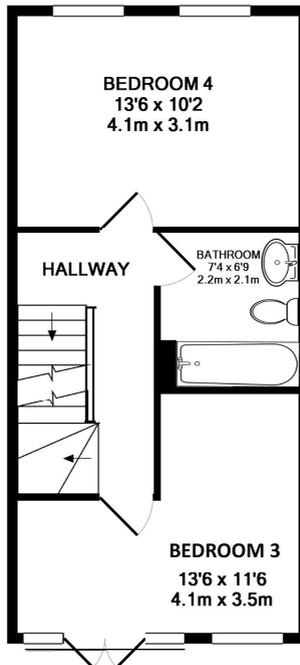


Floor Plans and EPC graph

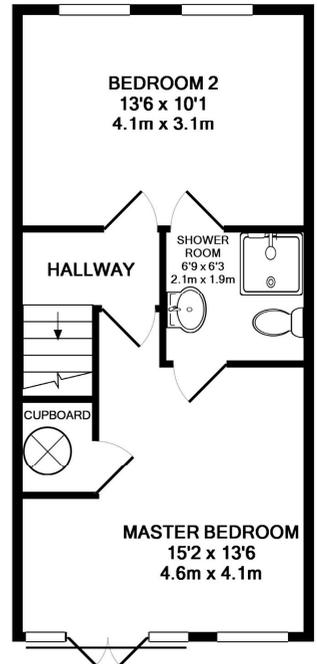
(A copy of the full Energy Performance Certificate can be e-mailed in request)



GROUND FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1171 SQ.FT. (108.8 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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Bedroom 2 (Rear)

A further double bedroom with two windows to the rear elevation and radiator.



Outside

This family house has an enclosed garden at the rear with fencing to three sides and is easily made secure for young children. At present the garden is laid to grass with a slab-paved pathway and gravel border but provides the potential for individual landscaping. A ledged and braced door with bolt to high level opens onto a shared pathway at the rear, leading to the courtyard within which this property has two allocated and numbered parking spaces.

At the front of the house there is a small garden area with a variety of shrubs and pathway to the front door.

Viewing: Strictly by appointment through the agent.



Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary 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.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbards Hills and Westgate Fields. The town has a thriving theatre and a cinema. 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.

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, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.



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