

M A S O N S

SALES & LETTINGS

19 Church Close, Louth LN11 9LR

This detached three-bedroom house enjoys a quiet position just a few paces from the Louth town centre facilities within a small, secluded, courtyard-development in the sought-after west Conservation Area of Louth and has the valuable benefit of a drive-through garage and low-maintenance walled courtyard garden at the rear enjoying a stunning view of St. James' church.



Directions

From St James Church, travel south on Uppgate and turn right into Gospelgate immediately after the zebra crossing. Proceed for a short distance and turn right into Church Close where the house will then be found after just a few yards on the left side.

The Property

We estimate this individual detached house to date back to 1983. The property has brick and rendered facings to the principal walls beneath a pitched timber roof structure covered in concrete interlocking tiles. The accommodation is heated by a gas central heating system and the windows are double-glazed with uPVC frames. The attached garage has front and rear up-and-over doors allowing drive-through access.

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 recessed Porch and uPVC part-glazed, (double-glazed) door with decorative panes to the:

Entrance Lobby

With coat hooks to wall plaque and an inner 15-pane glazed door in white to the:

Entrance Hall

A spacious reception area which can be opened to the main living room via a pair of white 6-panel double doors - this forms a large entertaining space with the dining room off at the rear.

Staircase with side screen finished in white and pine hand rail. Two wall light points, door chimes, coat hooks to wall plaque, double radiator and two wall lights. Rear uPVC double-glazed door to the courtyard garden.

Lounge

A spacious and attractive room with a deep, square, oriel bow window on the front elevation, double-glazed patio door and side panel opening onto the courtyard garden at the rear and three windows on the side elevation providing views towards the spire of St. James Church. Brick fireplace and raised hearth with coal-effect gas fire. Two double radiators, ceiling light point and two wall light points.

Dining Room

A bright and airy room, also having a double-glazed patio door with matching side panel onto the courtyard garden. Further window to

the rear elevation, double radiator and six-panel white doors from the hallway and leading to the:

Fitted Kitchen

Attractive range of modern built-in units finished in ivory and comprising base cupboards and drawers, sliding inset corner racks to one corner unit and corner carousel facing, roll-edge, granite-effect work surfaces and ceramic tile splashbacks. Matching wall cupboard units, tall unit enclosing a mid-level Zanussi fan oven with stainless steel finish and cupboard beneath. Electrolux five-ring gas hob with stainless steel finish and contemporary glazed and stainless-steel cooker hood above with inset lights. Single drainer stainless steel sink unit, space with plumbing for dishwasher and further housing to the side for additional appliances. Wall-mounted Logic Heat 24 gas fired central heating boiler with digital programmer. Double radiator, slate-effect laminated floor covering, strip light and window to the front elevation with tiled sill.

First Floor - Spacious Landing

Light and airy with a window to the front and rear elevations, side screen around the stairwell, smoke alarm and radiator. Recessed airing cupboard containing the lagged hot water cylinder with immersion heater and linen shelves over. Trap access with drop-down, sliding ladder to the loft over.

Bedroom 1 (Front)

A double bedroom with radiator, window on the front elevation and connecting door to:



En Suite Shower

Tiled shower cubicle with Aqualisa mixer unit and sliding screen door. The shower room is "Jack and Jill" in layout via a further door from the rear landing allowing alternative access.

Bedroom 2 (Front)

A further well-proportioned room with a recessed double wardrobe, having clothes rail and storage cupboards over. Additional recessed cupboard, ideal for storage with two fitted wall shelves. Electricity



consumer unit with MCB's and deep, square oriel bow window on the front elevation.

Bedroom 3 (Rear)

A good size with a recessed double wardrobe having clothes rail and store cupboards over. Double radiator and window to both side and rear elevations, the former presenting lovely views towards the church spire.

Bathroom

With a light-coloured suite comprising panelled bath with two grips, low-level WC and pedestal wash hand basin. Ceramic tile splashbacks, rear window with tiled sill, mirror-fronted cabinet and electric shaver socket. Radiator.

Loft

A well-proportioned and useful space which is floor-boarded throughout with plastered walls and Welsh ceiling, power points, light and two skylight windows on the rear roof slope. Hatch access to the further roof void adjacent.

**Outside**

At the front of the house there is a small shrubby garden with posts for chain or rope around and a flower bed beneath the oriel bow window. A side pathway leads to a tall screen door giving access into the courtyard garden and there are external gas and electricity meter cabinets. Adjoining the recessed front porch of the house with quarry-tiled step is an outside wall light and there is a paved approach to the **Attached Garage** – Brick-built with a lean-to, timber-framed roof covered in concrete tiles and having a wood-panelled, up and over door at the front, electric light, power points and ample space to form a useful storage area beneath the roof if required. The garage has the valuable benefit of a rear up and over door allowing drive-through access into the courtyard garden at the rear.

The latter is mainly laid to slab paving with retained flower beds to the side and rear, established shrubs and bushes and a raised concrete hardstanding area behind the garage. The courtyard is walled on all sides and enjoys some stunning views of St. James church spire which is illuminated at night time.

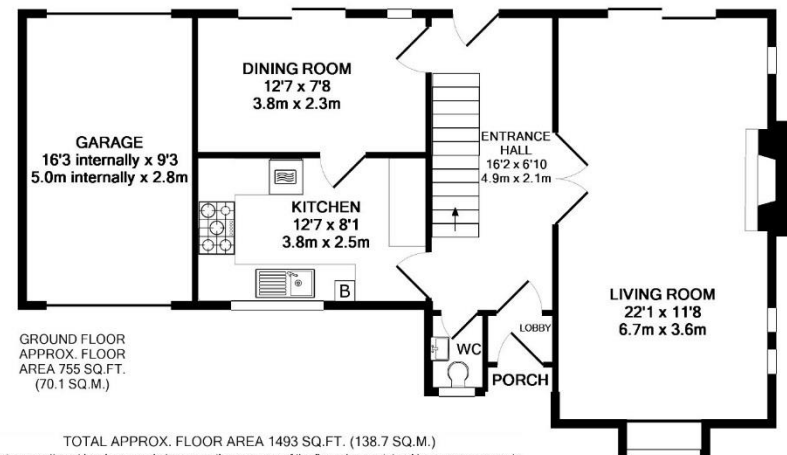
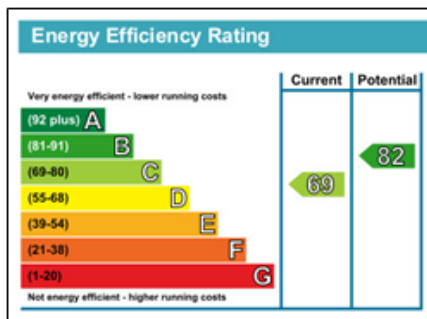
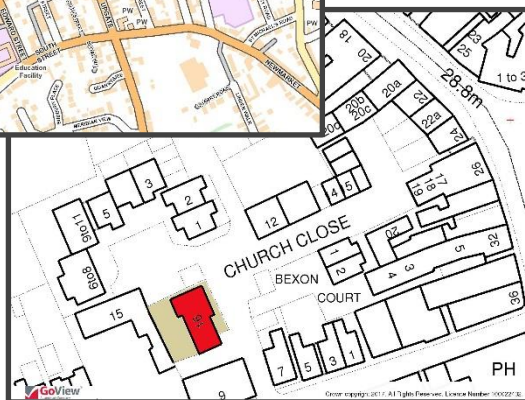
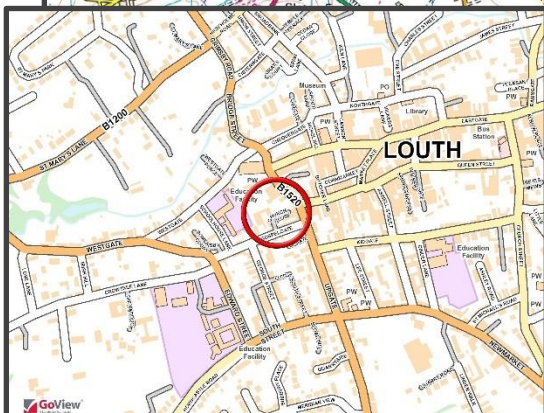
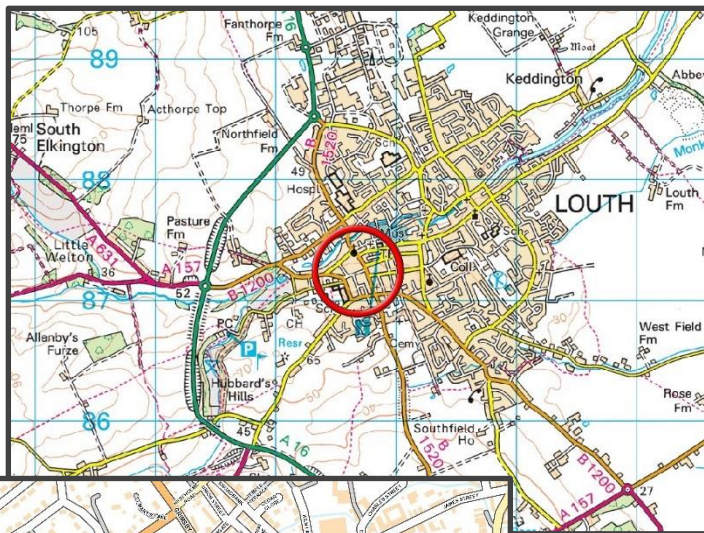
Location

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 Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth and the area around the town 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.

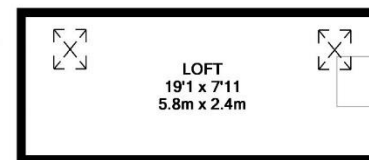
Floorplans, EPC Graph and Location Maps (NB a copy of the full Energy Performance Certificate can be e-mailed non request)



TOTAL APPROX. FLOOR AREA 1493 SQ.FT. (138.7 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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