



3 Victoria Road

Louth LN11 0BU

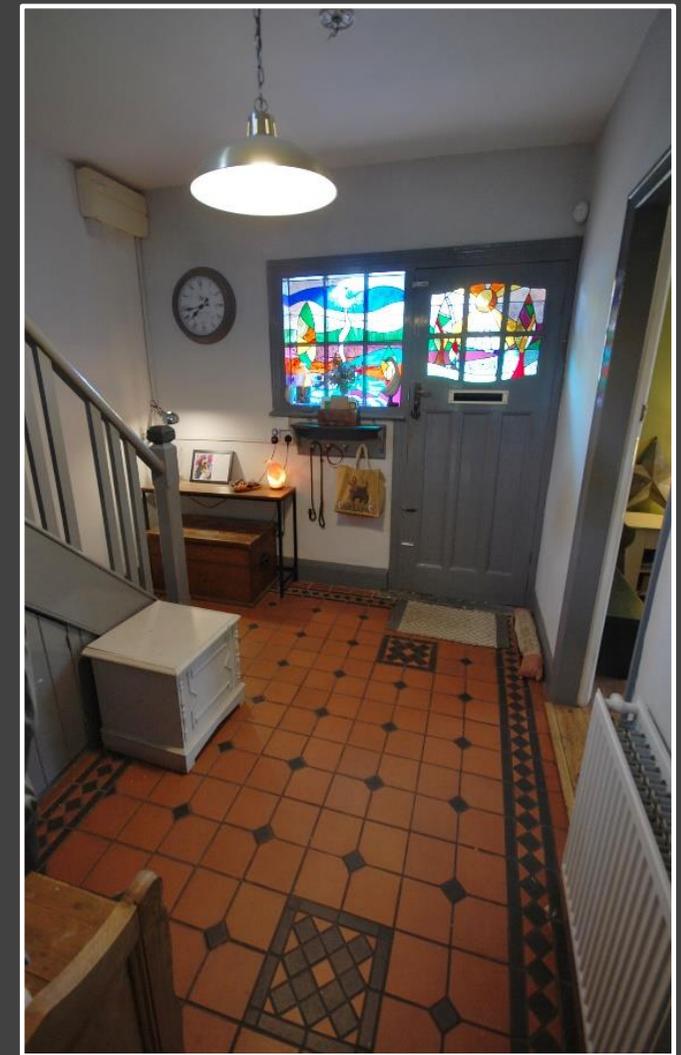
**M A S O N S**

EST. 1850



## 3 Victoria Road, Louth, Lincolnshire, LN11 0BU

A surprisingly spacious, detached family house full of individual personality and positioned in an established residential area of Louth market town with a sunny rear garden enjoying a sylvan backdrop, a driveway at the front providing off-street parking and the accommodation features an exceptional open plan kitchen, living and dining room with wide, bi-folding doors onto a large deck ideal for entertaining.



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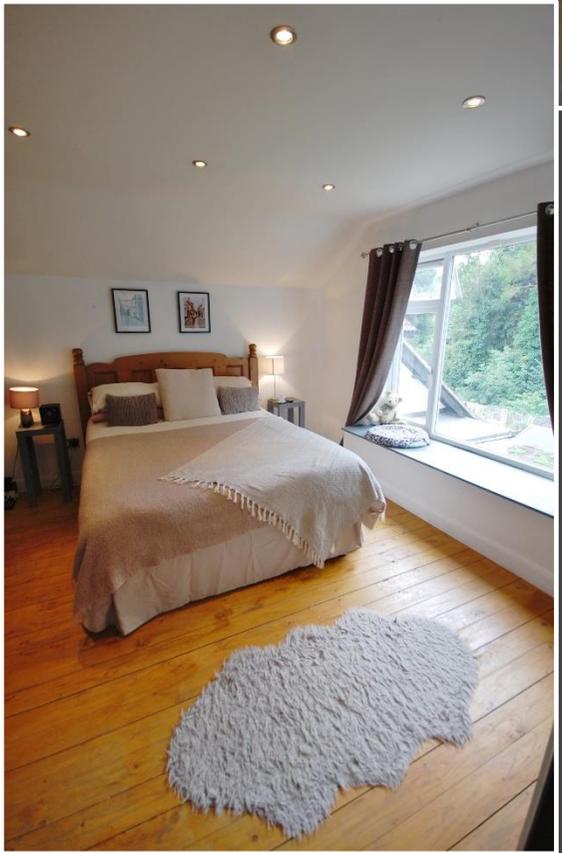










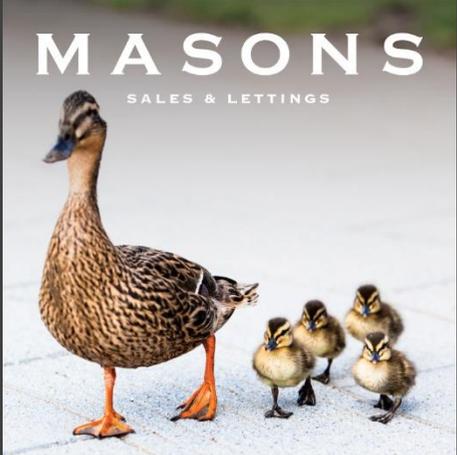
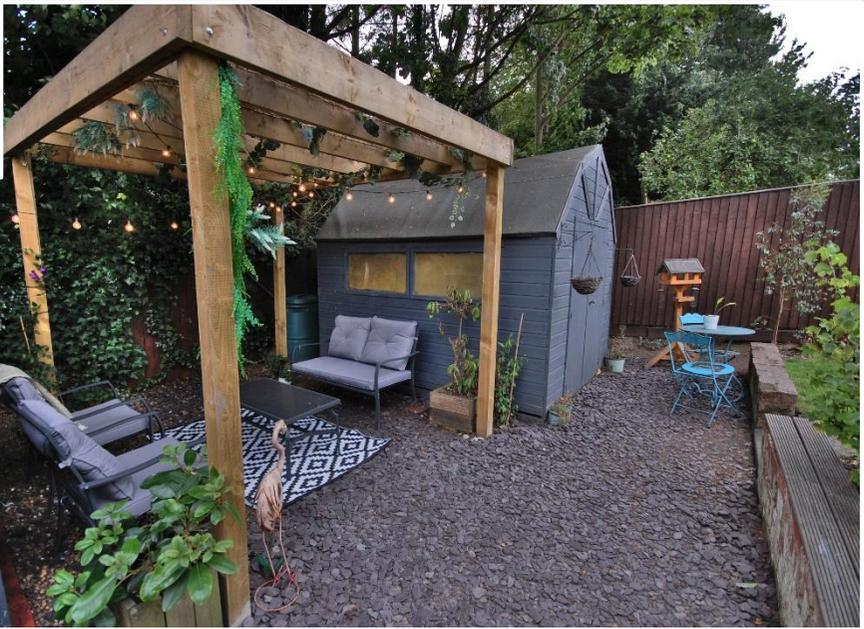














## Directions

From St. James' church travel south for a short distance along Upgate and turn left onto Mercer Row. Follow the road through the town centre as far as the two mini roundabouts and at the second of these, turn left along Ramsgate. At the next mini roundabout take the second exit along Ramsgate Road and then turn second left into Victoria Road. The house will be found after a short distance on the left side.

## The Property

We believe that this individual detached family home may date back to the 1930's. The property has mainly rendered external walls on a brick plinth with decorative brick exposed corner quoins beneath pitched timber roof structures covered in concrete tiles.

There is a feature corner window projecting at ground level, mirrored by a matching inset window over and there are two feature V-shaped oriel bow windows to the side elevation in the living/dining kitchen.

Heating is provided by a modern gas central heating system with condensing boiler and the majority of the windows are uPVC double-glazed. Also, there is a fireplace with open grate in the sitting room and in addition to the modern cooking appliances there is a handsome mint green Rayburn multifuel cooking range.

The house also features a superb master bedroom of exceptional size and the overall floor area of this property far exceeds the average space within a three-bedroomed home.

The rear garden is a particular feature and includes a spacious raised timber deck which is level with the floor of the living/dining-kitchen through wide, bi-folding glazed doors and has steps down to a mature garden beyond with summer house and garden shed. The backdrop of mature trees gives the rear garden a rural feel which belies its setting within the town.

## Accommodation

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

### Ground Floor

Wide tile-arched front entrance into a porch with electricity and gas meters to one side, LED light and a part-glazed door with window adjacent, both featuring decorative leaded and coloured window panes to the:

### Entrance Hall

With a tessellated quarry-tiled floor and a staircase with painted pillared balustrade leading to the first floor, together with double doors to a storage cupboard under.

Brass coat hooks to painted wall rail, further low-level coat pegs with shelf over, double radiator and rear multi-pane, part-glazed door with leaded fanlight having decorative, coloured leaded pane to the living/dining kitchen. Stripped pine four-panel door to the:

## Sitting Room

A cosy room with a cast iron and ornate ceramic-tiled fireplace set into a carved oak surround with open grate and a quarry-tiled hearth. Built-in base cupboards to either side of the fireplace with high-level display shelving over. Natural pine floorboards, radiator and corner windows fitted with plantation shutters.

## Open Plan Kitchen, Dining and Living Room

A superb and exceptionally spacious room, partly separated at one side by a wall with a walk-through archway and serving opening. The room is otherwise open plan between the living, dining and kitchen areas.

Modern range of built-in units having high-gloss, light-coloured facings and including soft-close cupboards and drawers, colour co-ordinated work surfaces and modern mirror-finish ceramic-tiled splashbacks. Projecting breakfast bar, two circular stainless steel sink units with tall, single-lever mixer tap having flexible hose and two floating wall shelves. Built-in electric oven, gas five-ring hob and cooker hood over. Mint green enamelled, multi-fuel Rayburn cooking range with stainless steel splashback.

Suspended wall cupboard unit, ample space for upright fridge/freezer and six bi-folding, double-glazed doors creating a 4.75m wide opening from the living and dining area onto the decking in the rear garden. Two V-shaped oriel bow windows to the side elevation. LED ceiling spotlights to the living area,

radiator and brick-backed wall alcove. Three spotlight fitting to the kitchen with pendant light point to the inner area and square walk-through opening to the side wing. Radiator and modern, tall column radiator by the dining area. Karndean diagonally laid oak-effect flooring throughout.

### **Side Lobby/Boot Room**

With a uPVC part-glazed (double-glazed) door from outside and a side window. Built-in base double cupboard unit with work surface complementing the kitchen units. Coat hooks to wall plaque with shelf. Karndean oak-effect flooring extending from the kitchen into this room and through a sliding, four-panel painted door into the:

### **Utility/Cloak Room**

Deep, stainless steel sink unit with double cupboard under and modern mixer tap, wooden work surface adjacent and Metro-styled ceramic-tiled splashbacks. Space for tumble dryer and space with plumbing for washing machine. Wall-mounted Worcester condensing gas-fired combination central heating boiler. White, low-level, dual-flush WC, high-level side window and rear window.

### **First Floor**

#### **Good size Landing**

with painted, pillared balustrade extending along the side of the stairwell from the staircase. Side window and long trap access to the roof void. Stripped pine,

four-panel doors lead off to the bedrooms and shower room.

#### **Bedroom 1 (rear)**

A master bedroom of superb proportions, designed for a large double bed at the rear, taking advantage of the sylvan views through the rear window, which has a plinth-window seat. The inner area is fitted with a range of furniture finished in white comprising two double wardrobes and centre drawer with storage shelves over. There is a light tube to the inner area from the roof over and part-sloping ceiling with six spotlight downlighters and a pendant light. Radiator and wall power point/leads for a wall-mounted TV.

#### **En Suite Bathroom**

Also exceptionally spacious with a white suite comprising a modern floor-standing, double-ended tub bath with chrome pillar mixer tap, having a shower handset and surrounded by grey Metro-style ceramic-tiled splashbacks; low-level, dual-flush WC and pedestal wash hand basin with matching tiled splashback. Painted floorboards, tiled skirting boards, two wall light points and extractor fan. Ceiling downlighters, rear window and trap access to the roof void. Chrome, ladder-style radiator/towel rail and folding part-glazed door with etched panes from the bedroom.

#### **Bedroom 2 (front)**

An excellent double bedroom with feature corner windows having plantation shutters fitted. Natural

pine floorboards and radiator, together with built-in shelf storage/display units adjoining the chimney breast. Part-sloping ceiling and radiator.

#### **Bedroom 3 (front)**

A good size single bedroom (presently used as a dressing room) with exposed pine floorboards, radiator and picture rail. Part-sloping ceiling and large front window with low sill.

#### **Family Shower Room**

Decorated in bold colours with a white suite of modern shaped, low-level, dual-flush WC and pedestal wash hand basin with a contemporary chrome mixer tap; long, easy access shower cubicle with glazed side screen and wall mixer shower unit with handset on lead and wall rail. Above the wash basin there is splashback and mirror-fronted cabinet and natural light is provided by a double-glazed Velux skylight window to the side roof slope. Chrome, ladder-style radiator/towel rail and floor covering with a painted floorboard effect.

### **Outside**

#### **Front Garden and Driveway**

The house stands back from Victoria Road, behind a front garden with a timber boundary fence and a vehicular entrance onto a good size, block-paved driveway for off-street parking and which then extends as a pathway across the front of the house. The front garden is laid to lawn with a circular, paved,

sun-pattern patio surrounded by lawn, established shrubs and flower beds.

Screen double gates at the side of the porch open into a useful enclosure where the second external door into the side entrance lobby can be found and this area is ideal for storage of wheelie bins and has a timber-built garden-implement store and fuel bunkers. From this area, a pathway leads to the:

### Rear Garden

Backing onto mature trees, the garden is on split levels with the spacious timber deck constructed to be level with the living/dining kitchen adjacent, having a post and rope enclosure with steps down to a circular, sun-pattern, paved dining patio in a gravelled surround with pathway down to the garden beyond.

The garden is laid to lawn with established ornamental trees, shrubs and bushes, rose trees, flower borders, apple tree and there is a timber bench beneath the decking. Trellis work with climbing plants over and pathway leading down to the lower garden area which is finished in slate chippings with a good size timber **garden shed** and an octagonal timber-built **summer house** with cedar shingle roof. The summer house has pine floorboards, lighting and power supply and between the two outbuildings there is a pergola over an outside seating area.

There are external lights adjoining the bi-folding glazed doors at the rear, to the side enclosure and in

the front entrance porch together with an outside water point by the side pathway.

### Viewing

Strictly by prior appointment through the selling agent.

### Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year.

Louth is especially admired for the many independent shops and traders together with a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar. The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields.

The coast is about 10 miles away from Louth at its nearest point and the surrounding area has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

### 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 and EPC Graph

A Copy of the full EPC can be emailed as a PDF on request

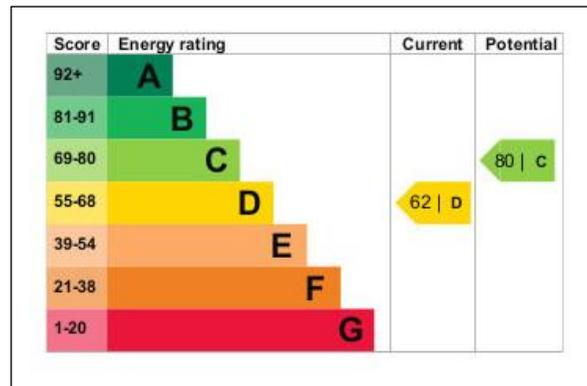
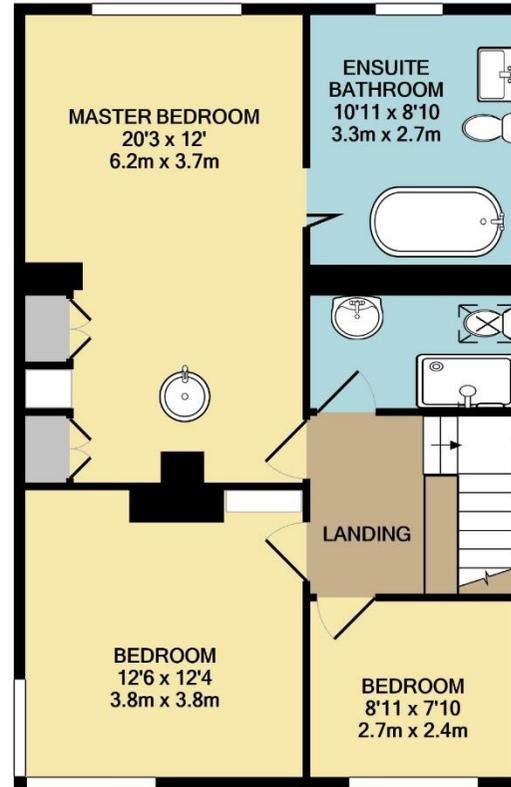
TOTAL APPROX. FLOOR AREA 1473 SQ.FT. (136.8 SQ.M.)

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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GROUND FLOOR  
APPROX. FLOOR  
AREA 790 SQ.FT.  
(73.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 682 SQ.FT.  
(63.4 SQ.M.)



*St James' Church  
in the Heart of Louth*

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

**Important Notice**

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- (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;
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