



4 Langley Close
Louth LN11 8YP

M A S O N S
— EST. 1850 —

4 Langley Close, Louth, Lincolnshire LN11 8YP

01507 350500

Positioned in a quiet, semi-rural location on the very fringe of the Weaver's Tryst area of Louth, this substantial five-bedroom detached, three storey house has a recent single storey extension at the rear creating a stunning open plan living/dining kitchen fitted with extensive units and appliances and a sunny southwest-facing rear garden. The property has a modern gas central heating system with condensing boiler, double-glazed windows, a security alarm, a detached double garage and attractive views over a landscaped lawned perimeter with trees and hedges bordering the Stewton Lane area of town.





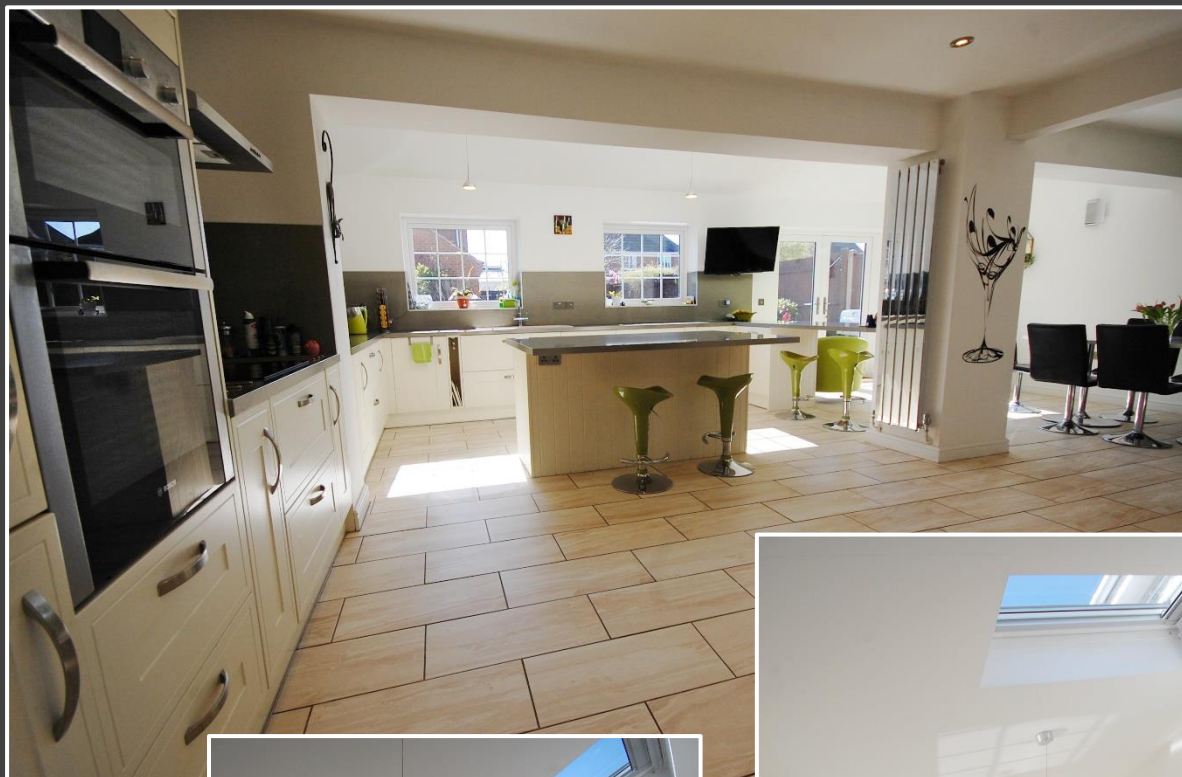




























Directions

From St. James' Church travel south along Upgate to the traffic lights and turn left along Newmarket. Follow the road from some distance, eventually passing The White Horse pub on the right side where the road becomes Kenwick Road. Bear left at the bend along Legbourne Road and turn first left into Eresbie Road. Follow the road to the T-junction, bear left and then turn first right into Langley Close. Where the block paved road ends, bear left along the gravel driveway which leads to number 4 Langley Close on the left and just one further house beyond.

The Property

We understand that this substantial three storey, modern family residence was constructed in 2001 with traditional brick-faced principal walls under a pitched timber roof structure with inset pitched roof dormers, all covered in concrete tiles.

The property has uPVC double-glazed windows with multi-pane effect glazing in the majority of cases, white six-panel internal doors and heating is provided by a gas-fired central heating system with a condensing combination boiler which was installed around 2013. A contemporary electric fire was fitted in the sitting room in 2020.

The original house has been transformed by a single storey rear extension which has created a superb and extremely spacious living and dining kitchen with an extensive range of units and French doors onto the sunny garden at the rear. The driveway affords ample parking

space and leads to a detached, brick-built double garage with remote control roller doors and a pitched and hipped concrete tiled roof.

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 an attractive metal-framed, rustic-style **porch** covered by a shaped lead canopy roof and a part-glazed (double-glazed) front door into the:

Entrance Hall

A light and airy reception area. Staircase with a white spindle balustrade and turned newel posts together with secondary handrail leading up to the first floor. Fossilised beige matt stone-effect porcelain tiled flooring which extends into and throughout the living kitchen beyond and into the utility room and cloakroom/WC. Coved ceiling, door chimes, digital central heating thermostat and radiator.

Cloakroom/WC

White suite comprising low-level WC and slender pedestal wash hand basin with ceramic tile splashback. Radiator, extractor fan and light.

Study

Positioned at the front of the house with a double radiator and a large front window with low sill overlooking the main approach to the house.

Lounge

A well-proportioned room with window to the front elevation, angled doorway from the hall and a contemporary, remote control electric log-effect fire within a light grey enclosure. Single and double radiator and glazed inner doors on library hinges allowing these to fold back entirely, giving access to the:

Living/Dining Kitchen

An exceptional room with a tremendous feeling of space and natural light supplemented by comprehensive interior lighting. An extensive range of units is finished in white with brushed metal handles and Galaxy Night gloss contrasting work surfaces and splashbacks.

There are base cupboard units, a number of wide drawer units, a tall larder cupboard and adjacent is a further tall unit housing the Bosch double oven and grill. To the side is a Bosch black glass induction hob, glass splashback and stainless-steel cooker hood over with downlighter inset. Integrated dishwasher and bin unit, towel rail, breakfast bar open to the kitchen and dining areas and an island unit with further wide drawers and a secondary breakfast bar. Space for an American-style fridge/freezer and aerial/power sockets for a wall-mounted TV. Acrylic one and a half bowl, single drainer sink unit with mixer tap, water softener and water filter. Centre pillar with a tall, polished-chrome designer radiator each side.

Six ceiling spotlight downlighters, six wall mounted spotlights on two fittings, two elegant pendant lights to the kitchen area, two wall up/downlighters to the

seating area and further pendent light to the dining area. Two rear windows, double-glazed French doors onto the garden and two Velux double-glazed skylight windows to the vaulted ceiling over the kitchen and seating area. Door to a recessed store cupboard ideal for cleaning equipment and implements.

Utility Room

Fitted with base and wall units which complement those of the kitchen, including the work surface which has an inset single drainer, stainless steel sink unit with mixer tap. Space with plumbing for washing machine, space for tumble dryer and a further recess for under-counter refrigerator or freezer. Extractor fan, electricity consumer unit with MCB's, coat hooks and side, part-glazed (double-glazed) door to outside.

First Floor

Gallery Landing

An impressive landing with spindle balustrade and turned newel posts extending across from the staircase and then continuing along the side of the second staircase with secondary handrail to the second floor. There is an attractive seating area at the front of the landing with window looking out across the entrance drive towards the green area on the edge of Weaver's Tryst. Two ceiling lights, smoke alarm, radiator and door to recessed linen cupboard with slatted shelving and storage space.

Master Bedroom

A spacious double bedroom with window on the front elevation, also enjoying attractive views over the edge of Weaver's Tryst and the approach to the

house. Radiator, TV aerial socket and power point adjacent, six-panel doors to two recessed wardrobes fitted with clothes rails and shelving over. Centre matching door to the:

En Suite Bathroom

White Ideal Standard suite comprising low-level WC, shaped pedestal wash hand basin and panelled bath with grips, together with a folding shower screen and shower fittings to the chrome mixer tap. Karndean slate-effect flooring, ceramic tile splashbacks with decorative border, shaver socket, wall mirror and chrome ladder-style radiator/towel rail.

Bedroom 2 (rear)

A double bedroom with a window overlooking the main rear garden. Radiator and recessed double wardrobe with six-panel double doors and fitted clothes rail, having shelf over.

Bedroom 3 (front)

A slightly smaller double bedroom with a radiator, window to the front elevation presenting attractive views and a recessed double wardrobe with six-panel doors, clothes rail and shelf over.

Shower Room

A re-fitted and contemporary shower room which includes a 1.7m long shower cubicle with large, glazed screen and walk-through opening, all set in a grey stone-effect ceramic tile surround with mosaic tile border and a square-line shower mixer unit and handset, together with drench head over. Matching square design, low-level, dual-flush WC and pedestal wash hand basin in white, slate-effect Karndean

flooring with a silver banding, ceramic tiled wall to the rear complementing the shower surround and wall mirror. Three LED spotlights to ceiling fitting, extractor fan and chrome ladder-style radiator/towel rail.

Second Floor

Landing

With doors off to the two double bedrooms and second floor shower room, together with a matching door to a useful built-in store cupboard which has an internal door to an eaves-storage space beyond.

Bedroom 4

A spacious double bedroom with double six-panel doors to a good size built-in wardrobe fitted with clothes rail, shelving and extending beneath the roof slope at the side. Dormer window on the front elevation and rear double-glazed Velux skylight window. Double radiator.

NB. This room is presently used as a sewing room but would make a spacious further double bedroom if required.

Bedroom 5

A reverse plan layout of the previous room, this double bedroom has a dormer window on the front elevation, double doors to a recessed, shelved cupboard which extends beneath the roof slope at the front of the house and a rear Velux double-glazed skylight window. To one corner there is an enclosure for the Worcester condensing gas-fired central heating boiler. There is a double radiator and a hatch access to a rear under-eaves storage area.

Shower Room

White suite of low-level WC and shaped pedestal wash hand basin with ceramic tile splashback. Long recessed shower cubicle with splash-boarded surround, wall-mounted square line, chrome shower mixer unit and handset on rail, together with a glazed screen door and sloping ceiling over. Radiator, large rear window and Karndean slate-effect flooring. Two LED spotlights to the ceiling fitting, extractor fan.

Outside

Double Garage

This brick-built, detached double garage has a pitched and hipped timber roof structure covered in concrete tiles and can be entered through remote control, motorised twin roller doors at the front with an additional ledged, braced and framed pedestrian door on the side elevation. The garage has strip lights, power points, separate fuse box, work bench to the rear and a surge-protected power socket.

Gardens

At the front of the house the gravelled driveway forms a parking forecourt and is shaped to give access to the garage with a lawned border at the side. A slab-paved pathway leads to the front porch which has an outside lantern and on each side there are gravel beds for ornamental flower pots and tubs with inset acer and rhododendron bushes.

By the garage there is a fenced enclosure for storage or an ideal place to keep wheelie bins. A gate opens onto a side pathway where the external meter cabinets are set into the side wall of the house with

an outside water tap and further lantern by the door to the utility room. The path continues past the house to the rear garden.

Superbly orientated, the sheltered rear garden enjoys the sun for the majority of the day. Close to the house is a wide block paved patio overlooking the lawned garden beyond which is shaped to dwarf walls retaining borders on each side. These are planted with a variety of bedding plants, climbing plants to fencing and a number of ornamental shrubs. At the far end of the garden there is a kitchen garden. Further outside tap and wall mounted LED floodlight.

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.

The central Conservation Area features some interesting Period properties surrounding the magnificent spire of St James church in the centre.

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 school. 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 area around Louth 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.

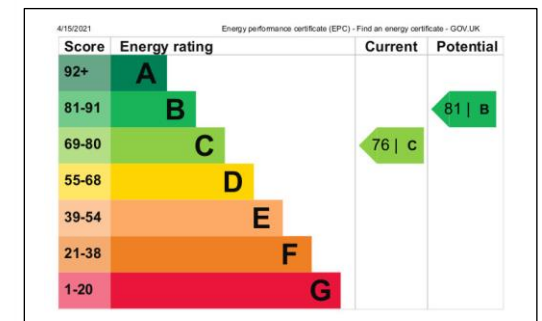
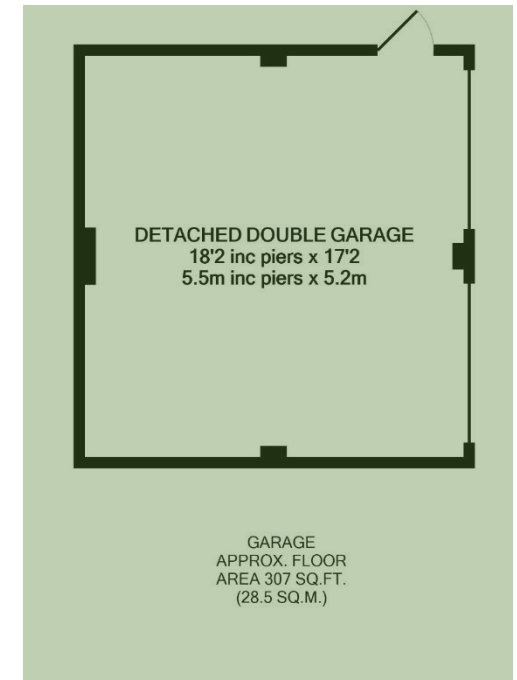
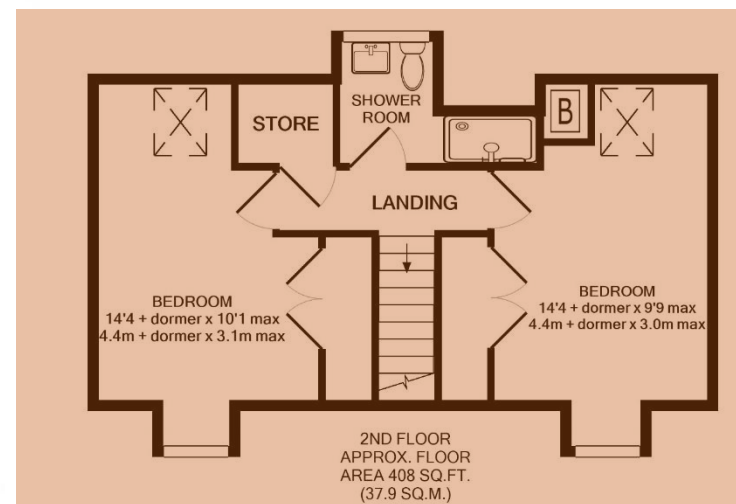
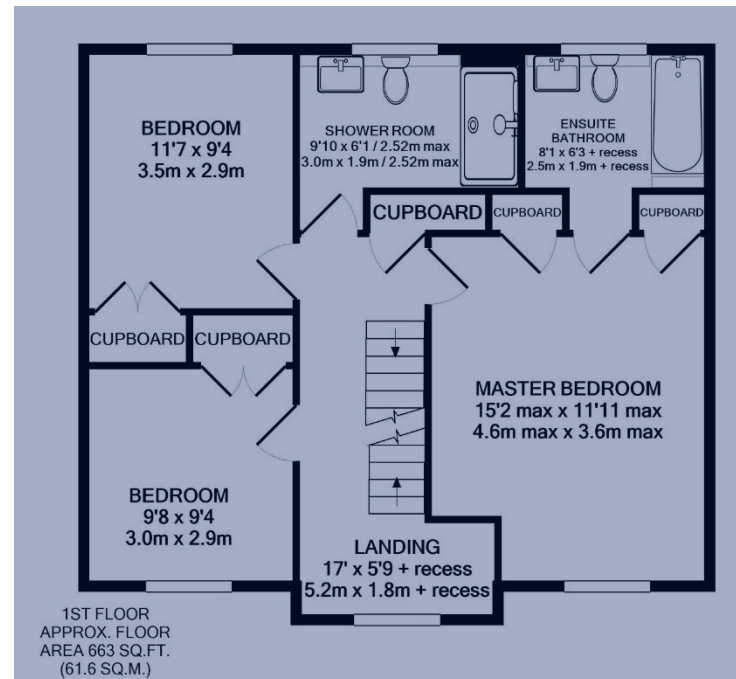
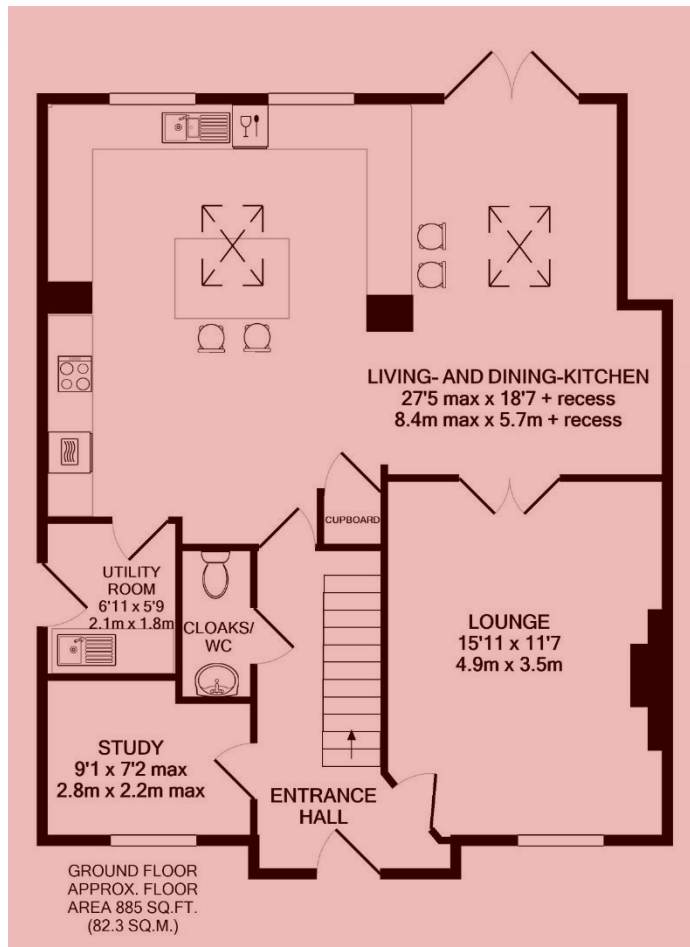
Viewing: Strictly by prior appointment through the selling agent.

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 F.

Floorplans and EPC Graph

NB – a PDF of the full EPC can be emailed on request



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Important Notice

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