



20 Orchard Close, Louth,
LN11 0BS

M A S O N S

EST. 1850

Superbly positioned on a sought after no through road in the centre of Louth market town and just a short walk to amenities is this extensively renovated 3 bedroom end terraced property benefitting from driveway parking for two cars and garage. Internally the property has undergone a transformation to include a high quality kitchen diner finished in matt anthracite grey with new built in appliances. Open plan to the lounge with large bay window to the front. Upstairs 3 good size bedrooms with two being doubles and an excellent modern bathroom with roll top bath and walk in shower. Generous gardens with the rear having an excellent south west facing private aspect for relaxing in.













Directions

Travel through the centre of Louth along Mercer Row and Eastgate as far as the two mini roundabouts on the far side of town. At the second of these, turn left along Ramsgate and proceed to the next mini roundabout, turn left here onto Newbridge Hill and then take the right at the mini roundabout onto Keddington Road, then take the second right into Orchard Close and number 20 will be found a distance along on the right.

Accommodation

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

Entrance Porch

Accessed via a white uPVC door into porch with laminated flooring, space to side for coats and shoes and also housing the gas and electric meters.

Hallway

A light and spacious hallway, newly decorated with carpeted stairs to first floor, wooden banister and useful understairs storage cupboard, newly laid light grey oak laminate flooring and grey painted door leading into:

Lounge

A bright room having large bay window to the front and arched opening into the kitchen diner. Light grey oak water resistant laminate flooring, newly decorated in neutral colours, spotlights to ceiling.

Kitchen Diner

A superb newly fitted kitchen having a range of base and wall units finished in matt anthracite grey with LED lights to kickboards and under cupboards. Square edge, light oak laminated worktops with inset one and a half bowl stainless steel sink, range of built-in appliances including wine cooler, tumble dryer, Bosch washing machine, full size dishwasher, five ring gas hob with extractor above, microwave, single electric oven and tall fridge/freezer, all benefitting from three year installation warranties.

High quality units include pull-out deep pan drawers and soft-close hinges. Attractive brick pattern tiling to splashback, spotlights to ceiling and having low pendant lights to dining area. Newly-installed patio door and window benefitting from a ten year installation warranty. Fixed dining table to one side having waterfall end matching the kitchen worktops, vertical column anthracite grey radiator to one side and having light grey oak laminated flooring.

First Floor**Landing**

Carpeted flooring, grey painted doors to bedrooms and bathroom, loft hatch providing access to the roof space with fitted ladder and boarded flooring, also housing the Heatline Vizo 24 gas fired combination boiler which is serviced on an annual basis. Large cupboard providing useful space for laundry and storage.

Bedroom 1

Large double bedroom to the front, neutrally decorated and carpeted flooring.

Bedroom 2

A further double bedroom situated to the rear, currently used as a dressing room and study with grey oak laminated flooring.

Bedroom 3

A single bedroom situated to the front with carpeted flooring and window overlooking the front garden.

Family Bathroom

A smart, modern bathroom suite having a large roll top, freestanding bath with chrome feet and hand shower attachment. Grey vanity units with back to wall WC and wash hand basin with storage cupboard below. To one side is a large walk-in shower having thermostatic mixer with

rainfall shower head attachment and marble-effect panelling to walls, frosted glass window to the rear and oak-effect vinyl cushion flooring, attractive blue tiling to splashback areas and large chrome heated towel rail, inset spotlights to ceiling and extractor fan to wall.

Outside

Front garden laid predominantly to lawn with concrete path to front door with mature bush and tree to front boundary, concrete drive to side providing parking for up to two vehicles, leading to the garage having newly fitted up and over door and light and power provided with rear pedestrian entrance door and window to side, currently bricked up to rear for security, however could easily be removed should the purchaser wish.

Rear Garden

Fully enclosed by high-level timber fencing and enjoying a superb south-west facing aspect, a good sized patio and lawn area with a range of mature bushes and tree. Outside lighting, power point and tap provided with pedestrian access gate to garage. There is a further gravelled area beyond the rear fence which is owned by the property and provides pedestrian access right of way for a neighbouring property.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills to the west, whilst to the east there is unspoilt farmland stretching away to the coast.

There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year. The town 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.

The central Conservation Area has some wonderful Georgian and Victorian buildings surrounding the Church of St James at the heart – reputedly having the tallest parish church spire in the country and visible from miles away

There are highly regarded primary schools and academies including the King Edward VI Grammar, which is just a short walk from the property. 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 the town 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

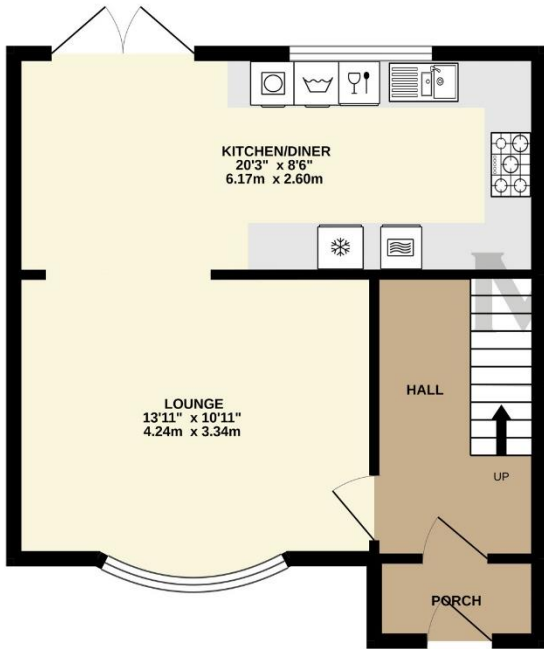
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.

Floor Plans and EPC Graph

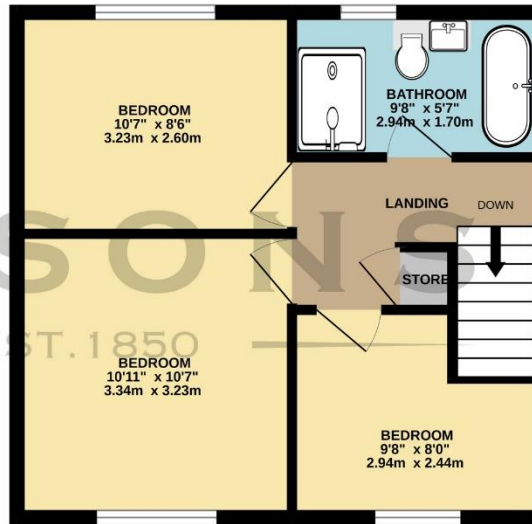
NB A PDF of the full Energy Performance Certificate can be emailed on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

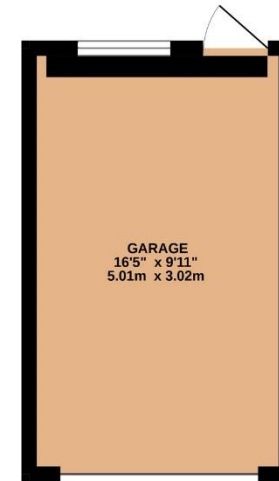
GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



GARAGE
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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