



32 Elm Drive
Louth LN11 0DQ

M A S O N S
EST. 1850

Positioned on a quiet no through road in the popular market town of Louth is this superbly renovated, two bedroom semi-detached bungalow benefitting from full refurbishment including new kitchen, shower room, flooring, decoration, windows, doors and garden landscaping. Large open plan kitchen diner with cloaks/WC off. Two double bedrooms, shower room and generous lounge with feature fireplace complete the well planned accommodation.

Occupying a generous corner plot, the property has wrap-around gardens to the front and rear with the rear garden benefiting from a south westerly aspect and to the front is ample off-street parking, all just a ten minute walk from local amenities.











Directions

From St. James' church travel south for a short distance on Upgate and turn left along 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. Follow the road to the crossroads and take the right turn onto Keddington Road. Follow the road until the right turn onto Elm Drive and follow this road to the far end where the property will be found 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 Hall

Accessed via a part-glazed uPVC door with frosted glass window to side, into the spacious L-shaped hall with neutral decoration and feature wallpaper to one wall, modern consumer unit to one side and benefitting from a range of built-in storage cupboards. Attractive radiator cover to side

with slate-effect tiling to the floor, loft hatch providing access to the roof space and smoke alarm to ceiling.

Lounge

A spacious lounge with large window overlooking the side garden, freshly decorated with new carpets and having coving and decorative ceiling rose. Feature fireplace to chimney breast having wooden surround with inset electric fire.

Kitchen Diner

Having undergone complete transformation by the current owner to create a superb open plan L-shaped room, having a newly fitted kitchen with a range of base and wall units finished in matt grey Shaker style with grey timber-effect internal shelving, oak-effect roll top laminated work surfaces with matching upstands, one and a half bowl stainless steel sink with mono mixer tap and having attractive cream coloured Metro style tiling to all splashbacks. Built-in Lamona single electric oven with Cooke & Lewis induction hob above and extractor over, space provided for washing machine and large fridge freezer.

Double patio doors to side providing access to the garden, opening to the large dining area with window to the front. To one side is a further cabinet housing the Worcester gas-fired boiler supplemented by a hot water tank which is located in the loft space. Useful breakfast bar area with feature wallpaper, slate-effect floor tiling throughout and having a door into:

Cloaks/WC

With low-level WC and wash hand basin, slate-effect tiling to floor, neutral decoration and chrome heated towel rail.

Bedroom 1

A good sized double bedroom with window overlooking the rear garden. Good range of built-in storage cupboards to one side providing useful hanging space and shelving, carpeted flooring.

Bedroom 2

A further double bedroom at the front of the property with neutral decoration and carpeted flooring. Also having built-in wardrobe to side.

Shower Room

A smart new suite consisting of low-level WC, walk-in shower cubicle with Triton electric shower unit, wash hand basin with timber work top and having storage cupboards below. Stone-effect tiling to all wet areas, frosted glass window to side and slate-effect tiling to flooring, chrome heated towel rail.

Front Garden

Occupying a generous corner plot, the bungalow benefits from wrap-around gardens. Front perimeter made up of low-level brick wall with pillars and iron railings, laid predominantly to lawn with inset borders having a range of mature shrubs and bushes and planting. A gravel driveway provides parking for two or three vehicles and could be extended into the lawned area if required. The exterior of the property is in superb condition having recent decoration and uPVC fascias, soffits and guttering.

Rear Garden

Accessed through a side gate or via the patio doors from the kitchen diner into the predominantly lawned and private gardens, having timber fencing to boundaries, planted borders with mature bushes to sides, a

gravelled seating area, exterior lighting and tap provided. To one corner is a useful timber-built garden shed providing ideal storage for garden machinery and bicycles, etc.

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 at its nearest point and the area around Louth has many fine country walks and bridleways.

Viewing

Strictly by prior appointment through the selling agent.

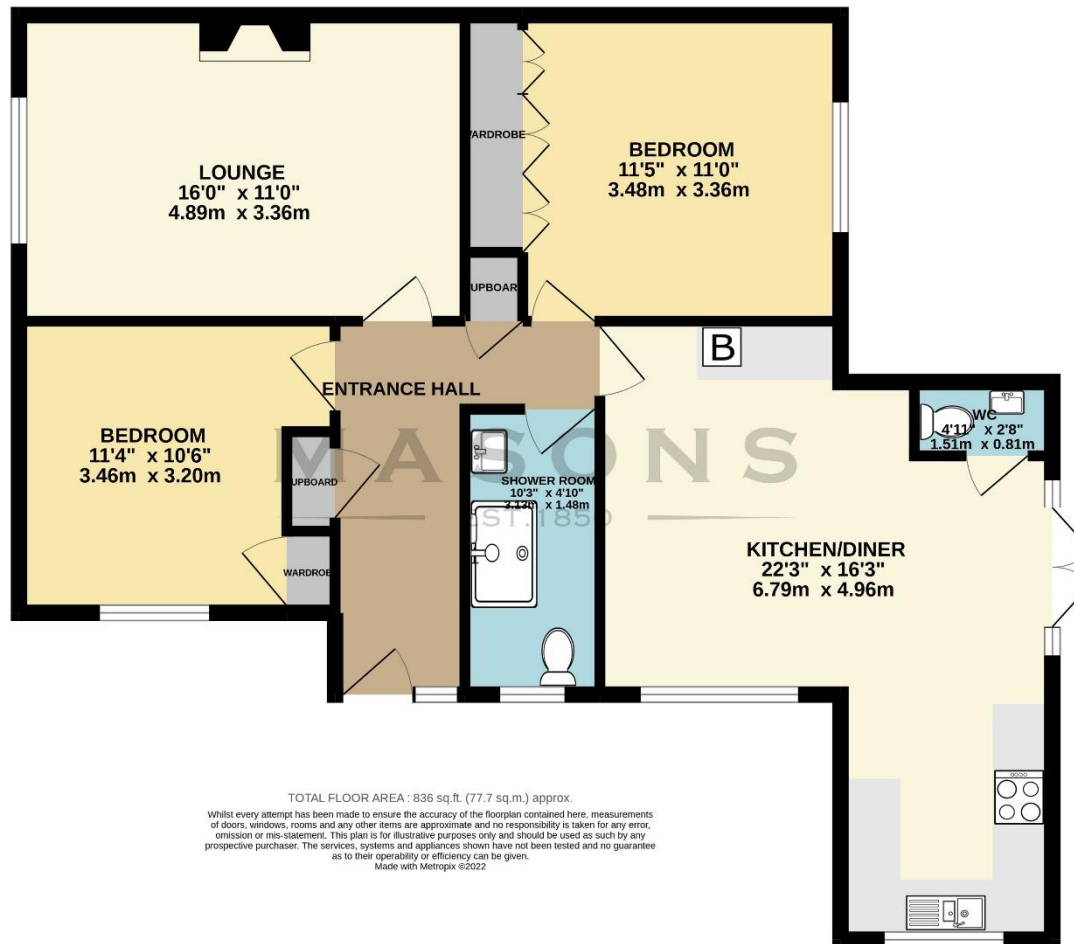
General Information

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

GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice

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