



27 Harrier Road

Louth

M A S O N S

— Celebrating 175 Years —

27 Harrier Road

Louth
Lincolnshire LN11 0ZL



Modern semi-detached family house

Overlooking grassland and swale

Garage and parking areas

Superb top-floor fitted master bedroom

Family bathroom and ensuite shower room

3 further first floor bedrooms and landing

Hallway with cloakroom/WC off

Spacious lounge with French doors

Contemporary fitted dining-kitchen

Occupying a standout location

Sunny enclosed garden on the south side

Gas central heating system

uPVC double glazed windows

A superbly designed 4-bedroom semi-detached family house positioned facing an open grassland area with swale on the edge of this residential area of town and having a driveway, garage and a sunny enclosed rear garden. The accommodation features an exceptional master bedroom with Sharps bedroom furniture and ensuite shower room, a modern fitted kitchen with appliances, family bathroom and cloaks/WC, an attractive hallway and landing, efficient gas central heating system and uPVC double glazed windows.

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The Property

Completed in December 2018 and having the balance of a 10 year guarantee, this well-designed family house has brick-faced principal external walls beneath a high pitched roof structure covered in concrete tiles. Heating is provided by a modern condensing Ideal gas central heating boiler and there is an insulated hot water cylinder with expansion vessel providing pressurised domestic hot water.

The interior doors are finished in white and are of four panel design. The present owners have owned the property from new and a number of improvements have been carried out to include an excellent contemporary range of built-in bedroom furniture by Sharps to the exceptional second floor master bedroom, additional kitchen units to the kitchen, built-in drawer units to the lower under stairs area, additional power points in the garage and an external power point in the garden.

The house has been well maintained, provides superbly-designed family accommodation of excellent proportions and is ideally located for a family, on the very edge of this residential development overlooking and enjoying access to the grassland and swale area which is partially enclosed by post and rail fencing.



From here there are pathways leading back towards the town on each side and this area provides an enviable open outside space for a young family to enjoy. In addition to the driveway and garage, there is additional parking opposite the house as the recessed driveway is understood to belong to number 27.



Ground Floor

The house has a main front entrance with a bright red composite, part-glazed (double-glazed) door into the hallway. Above the front door there is a **canopy porch** with moulded brackets and to the side is an external up/down lighter.

Entrance Hall

An attractive reception area with the staircase having white painted, pillared balustrade leading to the first floor. Two three-branch ceiling lights, mains smoke alarm, metal-cased electricity consumer unit with MCBs, radiator and digital central heating thermostat. Oak-effect floor covering, modern handle-less drawers in white beneath the lower staircase and four-panel door to a good-sized under stairs store cupboard with shelving.

Cloak Room/WC

White suite comprising low-level, dual-flush WC and pedestal wash hand basin with single lever mixer tap. Part ceramic-tiled walls, light-operated extractor fan, radiator and oak-effect floor covering.





Lounge

An excellent family room of generous proportions enjoying a south-east view over the main gardens through double-glazed French doors with matching side panels. This is a bright and airy room with radiator, TV aerial point and an independent digital wall thermostat.

Dining Kitchen

Well fitted with contemporary range of units having smart matt grey facings with metal handles and "cinnamon" woodgrain-effect work surfaces with Metro style ceramic-tile splashbacks.

There are base cupboard units, a four-drawer unit, an integrated faced dishwasher, integrated fridge freezer and a built-in electric double oven with grill and four ring gas hob over, together with a faced cooker hood having downlighters, above.



Window on the front elevation with low sill adjacent to the dining area and providing attractive views over the grassland and swale on the opposite side of the driveway. Oak-effect floor covering, 6 spotlights to ceiling light fitting, extractor fan, radiator and digital controller for the Ideal condensing gas-fired central heating boiler located in the cupboard adjacent and which is serviced annually.



First Floor Landing

With balustrade extending for a short distance around the stairwell. Radiator, two three-branch ceiling lights and built-in shelved cupboard with metal-framed shelving and clothes rail, together with an airing cupboard containing the Therma Evocyl insulated hot water cylinder with immersion heater, together with the expansion vessel for the pressurised hot water system; linen shelving over the cylinder. Door from the landing to an Inner Lobby with space to create a work station and front window with Venetian blind overlooking the green swale area. Radiator, three-branch ceiling light and staircase with white handrail leading up to the second floor.



Bedroom 2 (rear)

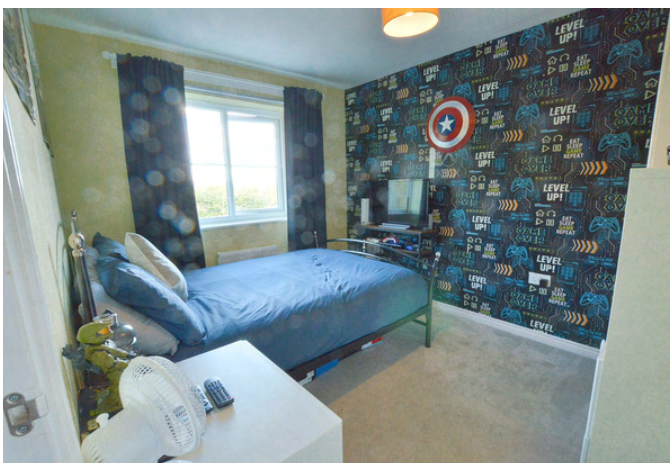
A good size double bedroom with radiator and rear window overlooking the main garden.

Bedroom 3 (front)

A good size single or smaller double bedroom with radiator and front window also enjoying views across the swale and grassland.

Bedroom 4 (rear)

A deep single bedroom with radiator and rear window.





Family Bathroom

White suite of panelled bath with chrome shower mixer unit over, handset on rail and glazed side screen; pedestal wash hand basin with single lever mixer tap and low-level, dual-flush WC. Part ceramic-tiled walls in grey and contrasting textured full-height ceramic tiling around the bath. Tiled ledge shelf with mirror over, oak-effect floor covering, light-operated extractor fan and chrome ladder-style radiator/towel rail.

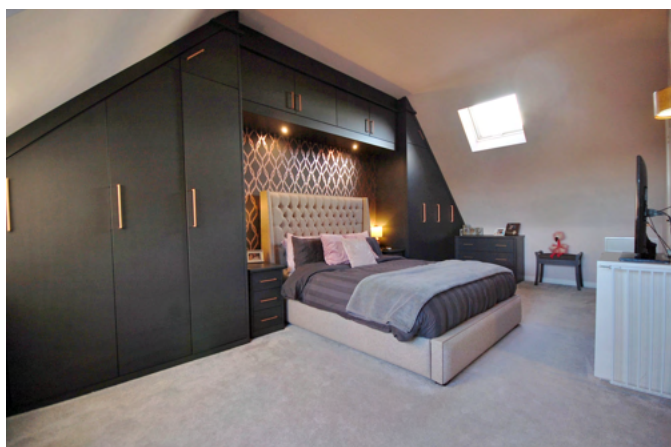
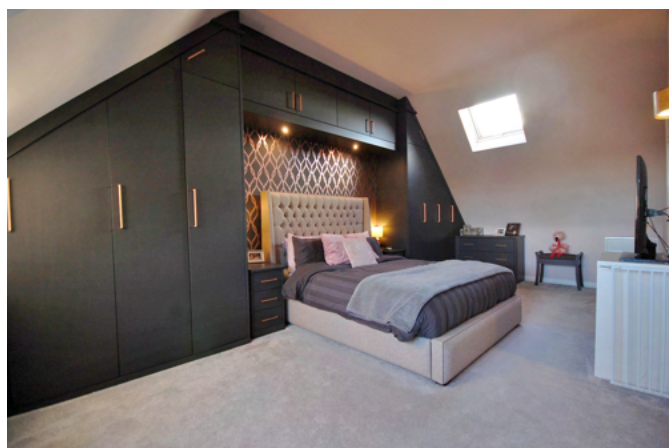
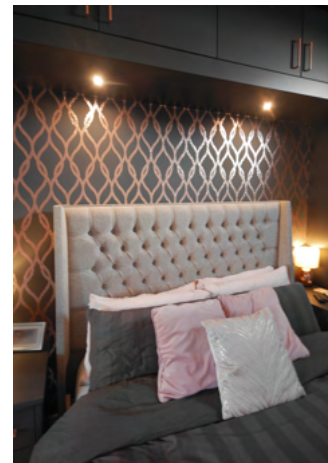
Second Floor Master Bedroom

A superb and especially spacious master bedroom fitted with a comprehensive range of Sharps furniture and approached by the staircase from the first-floor lobby, with white pillared balustrade extending along the stairwell to create a gallery.



The built-in bedroom furniture is finished in anthracite grey with contrasting copper-coloured long handles and includes a built-in range of wardrobes with clothes rails and shelving. High-level store cupboards over the wide bed recess which will accommodate a King or Super-King Bed with LED downlighters and projecting base drawer units, one with side opening cupboard.

The bedroom furniture has been built into the semi-vaulted ceiling which has a double-glazed skylight window with blackout-blind on the rear roof slope and there is a window to the front elevation presenting far-reaching views. Radiator, two wall lights, mains smoke alarm and connecting door to the:



En Suite Shower Room

An excellent size with part-sloping ceiling and double-glazed rear skylight window with black-out blind. Textured part ceramic-tiled walls in pale grey and subtly contrasting darker grey matching tiling to the wide shower cubicle with glazed screen and door, chrome shower mixer unit and handset on rail.

White suite of pedestal wash hand basin with single lever mixer tap and low-level, dual-flush WC. Shaver socket, chrome ladder-style radiator/towel rail, ceiling light and light-operated extractor fan. Oak-effect floor covering.





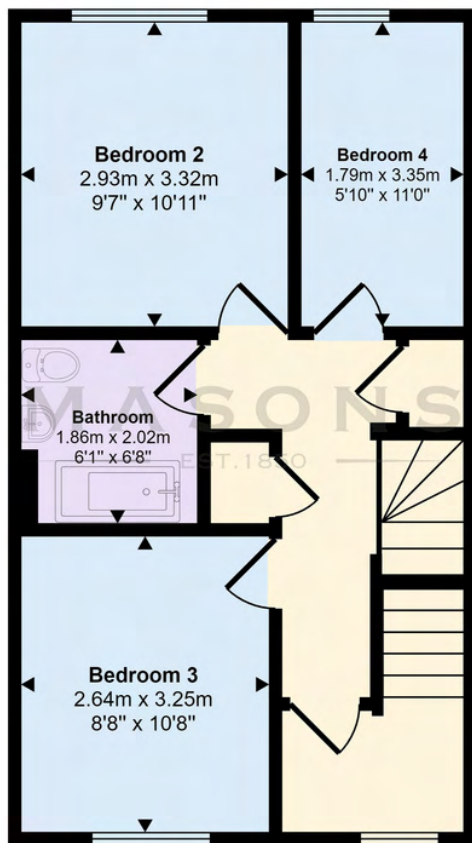
Outside

The main garden is positioned at the rear of the house and enjoys the sun throughout the day, with the principal area laid to lawn and patios immediately behind the French doors of the lounge and towards the rear of the garden for the evening sun.

The rear patio extends around the rear of the garage and there is a flagstone-paved pathway leading to the side pedestrian door into the garage. There are borders with ornamental shrubs and small trees, external up/downlighters to the side wall of the garage and screen fencing with a ledged and braced door form the driveway. Outside tap, wall light by the French doors and satellite dish to the rear wall.



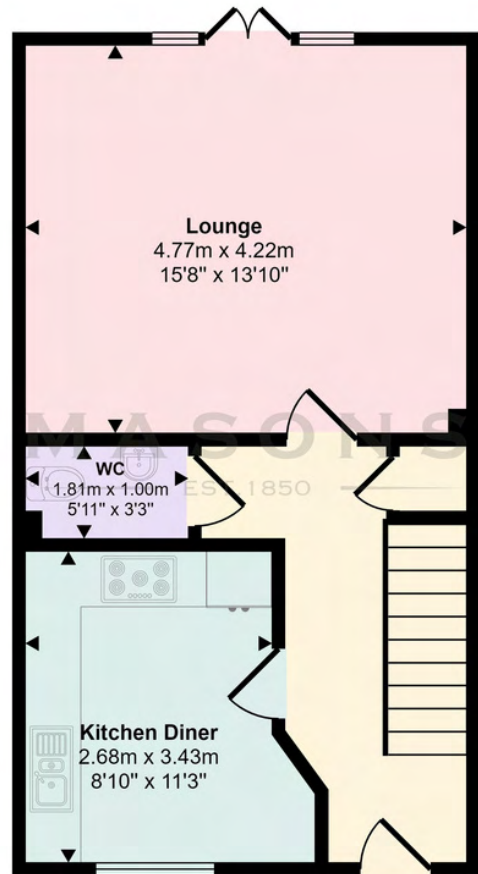




First Floor

Approx 43 sq m / 461 sq ft

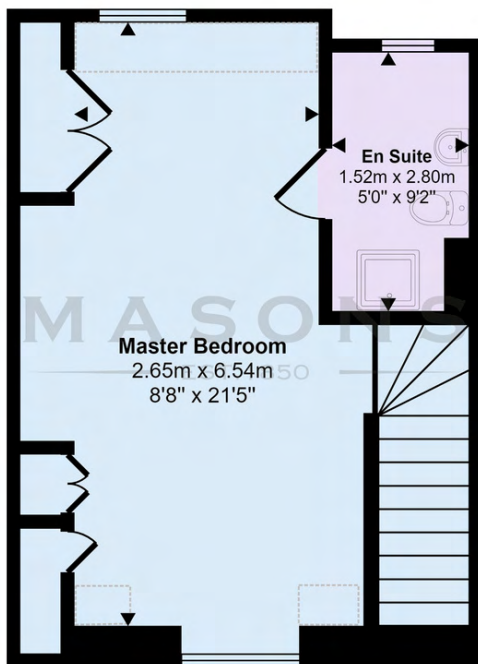
Denotes head height below 1.5m



Ground Floor

Approx 43 sq m / 462 sq ft

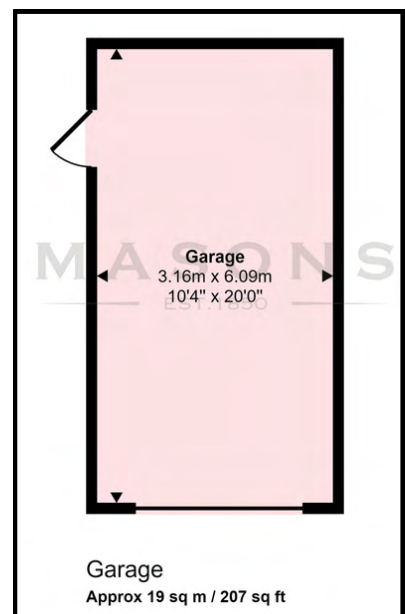
Denotes head height below 1.5m



Second Floor

Approx 33 sq m / 354 sq ft

Denotes head height below 1.5m



Garage
Approx 19 sq m / 207 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

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

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

There is an annual maintenance charge for the shared cost of maintaining the common garden areas of the development. This last amounted to around £240.

Services Connected

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.

Tenure
Freehold

Location

What3words: ///opposites.thus.task

Directions

From Morrisons store travel north along Ramsgate and at the next mini roundabout take the second exit along Ramsgate Road and then turn second left into Victoria Road. Carry straight on at the crossroads along Brackenborough Road and then take the second right turn into Fulmar Drive. Follow the road for some distance until it becomes Guillemot Drive and then turn first left along Albatross Way. At the end of the road bear left along a small section of Harrier Road, leading to just four properties. Number 27 is the third property on the left facing the grassland and swale on the edge of this development

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.

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