



110 KEDDINGTON ROAD
LOUTH LN11 0BL

MASON'S
EST. 1850

110 KEDDINGTON ROAD, LOUTH, LINCOLNSHIRE, LN1 1 OBL

Positioned on the semi-rural outskirts of Louth in a mature residential setting, this surprisingly spacious and versatile detached bungalow has three/four-bedroom accommodation with two reception rooms and conservatory, a large dining-kitchen, useful boot room, lobby and utility, and a master ensuite shower room in addition to the family bathroom. uPVC double glazing, gas central heating system, alarm system, attached garage, ample driveway and attractive gardens with views across open fields to the east. For Sale with NO CHAIN.



ABOUT 110 KEDDINGTON ROAD ...

Constructed during the 1990s, this individual detached bungalow is of attractive design and has buff coloured, brick-faced external walls beneath pitched and hipped timber roof structures covered in concrete tiles. The windows are attractive uPVC double-glazed units with a mahogany-effect finish externally and finished in white internally. Heating is by a gas central heating system and there is a large feature fireplace in the sitting room with an electric stove inset.

The property has well-proportioned and versatile accommodation with the potential for a four-bedroom layout if required or three bedrooms and study whilst still enjoying separate dining and sitting rooms together with a Victorian style conservatory. The spacious kitchen will take a large dining table if preferred, and there is practical space in the form of a utility room, long covered boot room and rear lobby. The main bedroom has an ensuite shower room, the bathroom has a suite including bath and shower and there is a cloakroom/WC off the wide entrance hall.



ACCOMMODATION

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

Brick corbelled opening to a wide **Recessed Porch** with quarry-tiled floor and a part-glazed (double-glazed) front door with decorative panes and double-glazed side panels from floor level to the:

Entrance Hall

A good size with double radiator, coved ceiling, ceiling roses to two light points, door chimes and smoke alarm. White six-panel doors lead off and there is a complementary door to the built-in cloaks/store cupboard with clothes rail, shelving and pipework through, with a powerful pump at the base. Trap access with drop-down ladder to the roof void.

Inner Hallway

Double radiator, coved ceiling and white six-panel doors leading off to the bedrooms and bathroom.

Cloakroom/WC

With a light-coloured suite comprising a low-level WC with wooden seat and corner bracket wash hand basin. Ceramic-tiled walls extending into the reveal of the window on the side elevation and having a decorative border. Radiator, wall grip and towel rail. Coved ceiling and roller blind to the window.

Study/Bedroom 4

Well positioned with a large window on the front elevation overlooking the main approach to the bungalow. Double radiator and coved ceiling.





Sitting Room

A cosy room with a large feature brick fireplace in Inglenook style, having a hardwood beam mantel, quarry-tiled hearth and an inset Dimplex electric stove with canopy. Double radiator, window to the rear elevation, coved ceiling and three wall display shelves at the side of the brick chimney breast. Sliding double-glazed patio door and side panel to the:

Victorian Style Conservatory

An attractive room from which to enjoy the garden and a lovely outlook across fields on the opposite side of Keddington Road. There is a tinted polycarbonate roof, electric wall heater and decorative rose pattern panes to the upper windows, of which there are five opening sections. Vertical louvre blinds and double-glazed French doors opening onto a patio.





Dining Room

A good size with radiator, window on the rear elevation, coved ceiling with rose to the ceiling light point and a double door serving hatch from the kitchen.

Dining Kitchen

An excellent size and fitted with an extensive range of built-in units with oak styling and comprising base cupboards and drawers having drop handles, roll-edge textured work surfaces, ceramic-tiled splashbacks and an inset single-drainer, one and a half bowl stainless steel sink unit with chrome mixer tap. There are wall cupboard units including a glazed double display cabinet having shelves to each side and pelmet lighting under. Tall unit housing the stainless-steel finish Neff electric double oven with grill, tall pull-out larder rack to the side, separate Neff stainless steel four ring gas hob and a faced cooker hood over with downlighter and a





curved pull-out stainless steel canopy. Integrated faced refrigerator. Free-standing Indesit tall freezer to the corner. Ceramic-tiled floor, double radiator, coved ceiling with two light fittings, each having four spotlights. High-level electricity consumer unit with MCBs to the upper corner. Built-in airing cupboard containing the foam-lagged hot water cylinder with immersion heater and linen shelves over. White six-panel door to the:

Rear Entrance Lobby

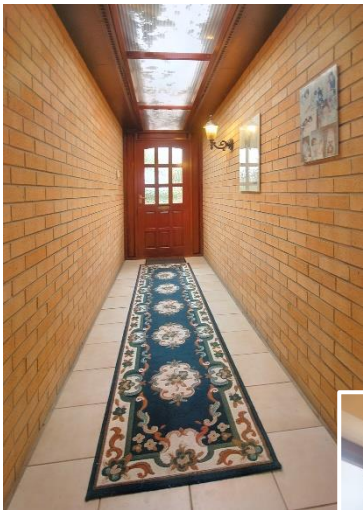
With ceramic-tiled floor extending through from the kitchen and continuing into the utility room adjacent. There is a uPVC mahogany-effect stable type door with double-glazed upper section to outside. Coved ceiling, radiator, white six-panel door to utility room, connecting door into the garage and a hardwood multi-panel door to the:

Boot Room/Passageway

A useful additional area between the main bungalow and garage which has a multi-pane hardwood front door from the driveway and hardwood side panels, polycarbonate roof lights, ceramic-tiled floor, natural brick walls and a wall light. A particularly useful room for storage, boot room, covered entrance in wet weather etc.

Utility Room

With a full size, free-standing Miele dishwasher, a Bosch washing machine and a tumble dryer. Deep Belfast sink on tubular supports, roll-edge work surface and a range of three built-in wall



cupboards. Wall-mounted Worcester Greenstar HE, gas-fired central heating boiler operating with a digital wall programmer adjacent. Radiator, window on the rear elevation with tiled sill and roller blind.

Bedroom 1 (side)

A spacious double bedroom of L-shape overall with radiator, coved ceiling and two decorative roses to the ceiling light points. Window on the side elevation presenting open views across the garden to the fields beyond. Six-panel door to the:

En Suite Shower Room

With a light-coloured suite comprising a low-level WC, shaped pedestal wash hand basin and a corner ceramic-tiled and tinted glass shower cubicle with a folding glazed screen door, thermostatic shower mixer unit finished in gold with a complementary fixed drench head above. Ceramic-tiled walls extending into the reveal of the front window. Light-operated extractor fan and radiator.

Bedroom 2 (side)

A double bedroom enjoying lovely views as from the master bedroom and having radiator, coved ceiling with decorative rose to the ceiling light point and a built-in range of wardrobes finished in white with clothes hanging rails and shelving within. Further bedroom furniture comprising two three-drawer bedside chests and two tall chests of five drawers.



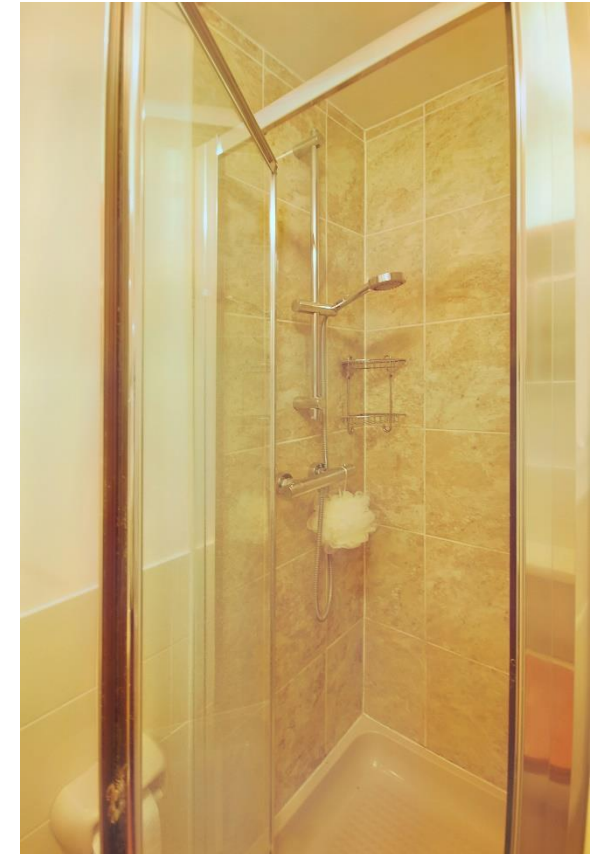


Bedroom 3 (front)

Presently arranged as a good size single bedroom with wide window on the front elevation, radiator, coved ceiling and a double wardrobe finished in white with cupboards over.

Bathroom

With a light-coloured suite comprising a panelled bath having twin grips, pedestal wash hand basin and low-level WC. Part ceramic-tiled walls, radiator, coved ceiling and extractor fan. Window with roller blind to the side elevation. Ceramic-tiled shower cubicle with glazed screen door and a thermostatic shower mixer unit with handset on wall rail. Wall shelf and towel rail above the bath, which has a plinth shelf to one side.



OUTSIDE

The property is approached through a brick pillared entrance which opens onto a shaped, good size gravelled driveway and turning area providing ample parking space whilst also giving access to the garage. There is a well-stocked flower bed to the side of the driveway and a large rockery with pathway adjacent leading to the front entrance before continuing around the front of the bungalow.

Garage

Of brick and block construction with a motorised remote control sectional door allowing access from the driveway, a pendant light, trap access to the wing roof void, wall shelving and power points. Connecting door as previously mentioned to the rear lobby.

Gardens

Laid to lawn with neatly kept and established ornamental trees, shrubs and bushes behind a beech hedge. The garden continues to form a good size lawn





at the side of the bungalow with beech hedge along the boundary, some attractive established ornamental trees including a superb blue cedar, weeping silver birch, flowering cherry and lilac. There are well stocked shrubberies and a small ornamental pond with a crazy-paved surround. At the side of the conservatory there is a timber pergola with climbing plants trained over and a pathway leading through an opening with screen wall and wrought-iron door to a block-paved walled patio along the rear of the property with an outside light by the door from the rear lobby. Pedestrian access can also be gained around the side of the garage to the rear patio area and the side area is ideal for storage, wheelie bins etc.





Directions

From St. James' Church travel north along Bridge Street into Grimsby Road and then take the first right turn into High Holme Road. Carry straight on at the junction by the hospital entrance and at the end of High Holme Road, turn right. At the new roundabout bear left along Keddington Road and at the staggered crossroads, carry straight along the main section of Keddington Road for some distance. Continue to the edge of town and before the sharp right bend, the bungalow will then be found on the right side just before the lane leads out into the countryside (the aerial image taken from above the roof will illustrate).

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 town has 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 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

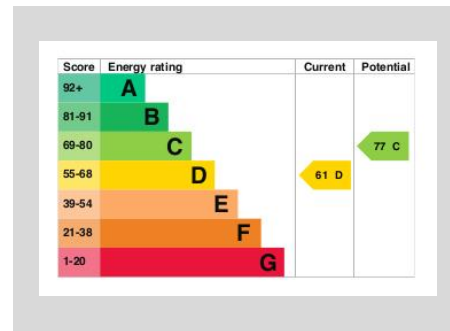
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 E.



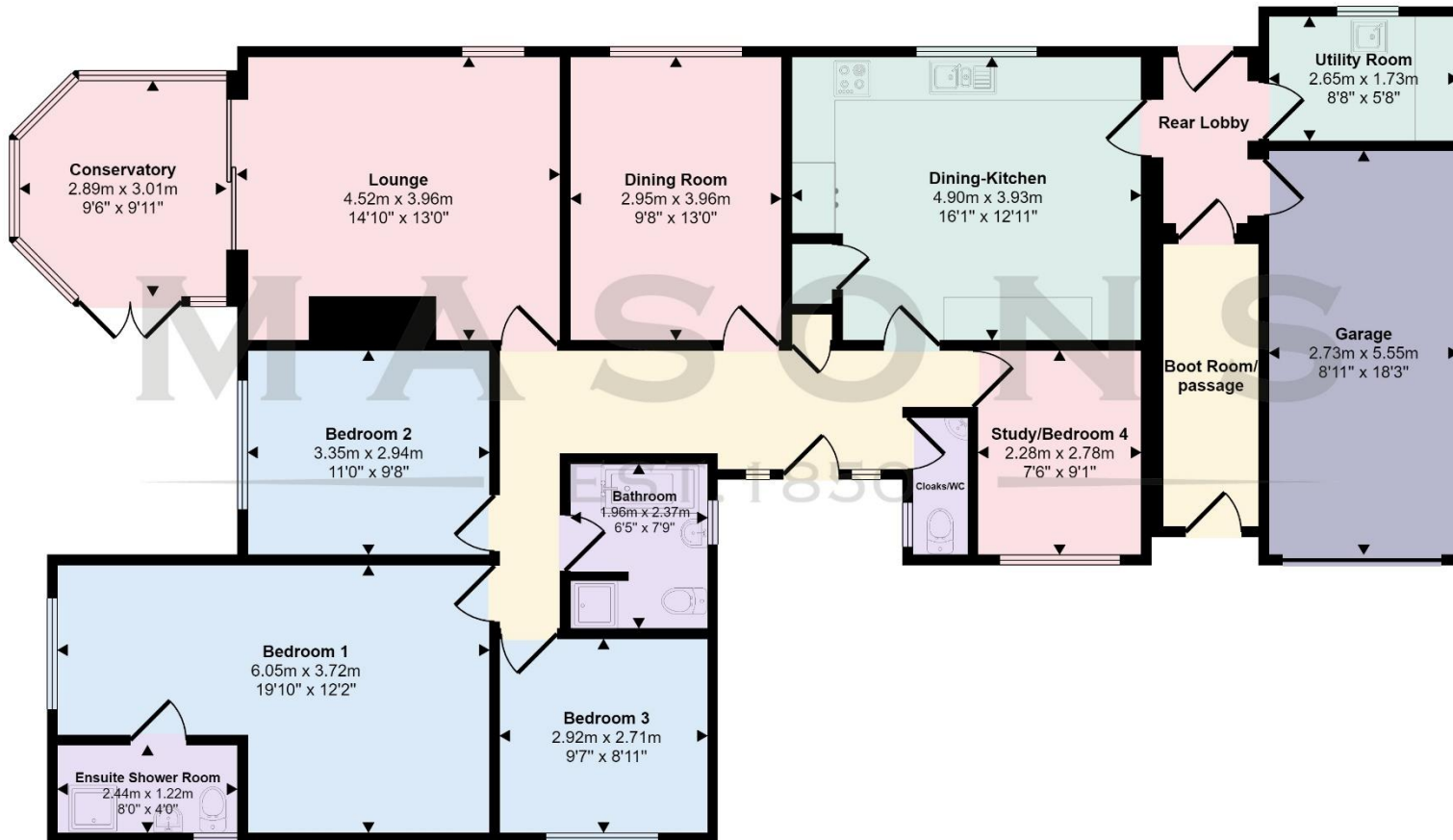
St James' Church, Louth

Visible from miles away, the spire is said to be the tallest of any medieval parish church in the country. The church dominates the Conservation Area and is just yards away from the bustling town centre.

FLOORPLANS AND EPC GRAPH



Approx Gross Internal Area
158 sq m / 1700 sq ft



Floorplan

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Important Notice

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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 the real items. Made with Made Snappy 360.