



13 HORNCastle ROAD,  
LOUTH

**Masons**  
EST. 1850



## ABOUT 13 HORNCASTLE ROAD...

Superbly positioned in a sought after part of Louth market town is this renovated and extended four bedroom family house. This lovely home is set on a good plot in an elevated position well above the road offering privacy and a peaceful setting. The accommodation provides Hall, Lounge, Living kitchen diner with Bi-fold doors to garden. A smart Utility, Study and Shower room wing provides versatile space with potential for annex/Airbnb. To the first floor off the landing are four good size bedrooms with master en suite and further family bathroom. Ample driveway parking to the front and a delightful private south facing rear garden with terrace and garden room.

### The Property

The property dates back to the 1930s and has had later rear extensions around 2008 to provide the rear annexe wing. The property has been completely renovated over the years by the current vendor, to provide contemporary accommodation and is of brick-faced construction with pitched roof covered in slate tiles. Heating is by way of an Ideal gas-fired boiler having the benefit of 8 years remaining on the warranty and is serviced on an annual basis, heating the rooms via underfloor heating to the ground floor and radiators to the first floor, supplemented by a multi-fuel burner to the lounge. The property had all new double-glazed windows and doors fitted in 2008 with the ground floor having engineered oak flooring throughout.

### Directions

Travel south along Upgate, away from St. James' Church. At the traffic lights turn right onto South Street, continue as the road turns into Horncastle Road and then take the service road off to the left, travelling up above the road. Continue for a short distance and the property will be found on the left hand side.



# 13 HORNCastle ROAD, LOUTh, LN1 1 9LB

## Accommodation

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

## Entrance Hall

Having brick arched porch with black composite front entrance door with central leaded and frosted window into smart, freshly decorated hallway with oak flooring, staircase to first floor with timber banister and spindles, carpeted treads, window to side and solid timber doors into principal rooms. Cupboard to front housing electric meter and consumer unit.

## Lounge

Positioned at the front with large, walk-in bay window giving views across the elevated front driveway, across to playing fields. Oak floor and neutral decoration with chimney breast with inset multi-fuel burner and marble hearth. Further window to side.





### Living Kitchen Diner

A superb reception room at the rear of the property having been partly a later extension, with open plan layout having a good range of base and wall units finished in gloss cream and walnut-effect laminated work surfaces. Inset stainless steel sink and good range of built-in appliances including high-level twin electric Blomberg oven, five-ring gas hob to central island with further drawers and cupboards, extended breakfast bar and ceiling-mounted extractor hood. Stainless steel roller storage cupboard and space for large American style fridge freezer. Oak flooring extending into living/dining area with high-level electrics for television, spotlights to ceiling and at the rear are the large bi-fold patio doors leading into the rear garden which enjoys a southerly aspect.





### Utility Room

Having separate external entrance door, range of base and wall units with roll-top laminated work surfaces and gloss cream doors. Single bowl stainless steel sink with mixer tap and matching upstands. Space and plumbing provided for washing machine, tumble dryer and dishwasher with wood-effect vinyl cushion flooring. Tall storage cupboards to one side, one housing the Ideal gas-fired boiler, benefitting from 8 years of warranty remaining. Further space for fridge/freezer and glazed rear entrance door onto garden.

### Study

Positioned off the utility at the rear and being a generous reception room in size which could be used for a variety of purposes, currently used as a home working space. With carpeted floor, neutral decoration, part-vaulted ceiling and double French doors leading onto garden, would make an ideal annexe ground floor bedroom if required, due to adjacent en suite shower room. Door through to:



### Shower Room

A modern suite comprising corner shower cubicle with glazed panels and wood-effect panelling, thermostatic mixer and large shower tray. Low-level WC, wash hand basin with cupboards below and splashback. Frosted glass window to rear, shaver connection point and chrome heated towel rail. High vaulted ceilings, large, tall storage cupboards to one side with handleless doors, extractor fan to wall and smart, tile-effect vinyl cushion flooring.

### First Floor Landing

With large window to side, carpeted floor, timber banister and spindles and original Period doors to bedrooms and bathroom. Large loft hatch to roof space with fitted drop-down ladder and light within. Smoke alarm to ceiling and thermostat to wall.





### **Master Bedroom**

A very large double bedroom with a good range of fitted wardrobes, neutrally decorated with carpeted floor. Window overlooking rear garden and opening through to:

### **En Suite Shower Room**

With corner shower cubicle with pivoting door, thermostatic mixer and marble-effect panelling. Low-level WC, wash hand basin with storage cupboard below and splashback. Frosted glass window to side and shaver charging point. Extractor fan to wall, chrome heated towel rail and tile-effect vinyl cushion floor.

### **Bedroom 2**

A further large double bedroom positioned at the front with large walk-in bay window. Further window to side, neutrally decorated with carpeted floor.



### Bedroom 3

Double bedroom with twin windows to side, neutrally decorated with carpeted floor.

### Bedroom 4

Positioned at the front, being a single in size with carpeted floor and window over driveway, currently used as a dressing room with large wardrobes within.

### Family Bathroom

Large bathroom suite having panelled bath to side with taps and hand shower attachment and marble-effect splashbacks. Low-level WC, wash hand basin with storage cupboards below and splashback, shaver charging point and smart vinyl cushion flooring. Frosted glass windows to side and rear.



### Front Garden

The property is accessed via a service road giving access to the gravelled parking area for up to three vehicles. Steps up to riven stone patio leading to front door with remainder laid to gravel. Hedged side boundaries with raised, planted borders with mature shrubs and bushes. Gated access to side giving access to the side entrance into the utility, with outside tap and lighting provided. High-level fencing to side. To the opposite side is a gravel path down the side with lean-to shed and secure gate into rear garden. Chrome bollards with integral lights to driveway.

### Rear Garden

A delightful private and sheltered rear garden having a southerly aspect with no overlooking properties. Very well maintained by the current vendors and having high-level hedging and fencing to all boundaries. Gravelled area leading to lawn with well-planted borders, outside lights, power points and tap. Steps up to raised garden area with pergola with integral extendable canopy set on a decked area surrounded by gravel. To the side is a further decked area ideal for barbecue use and seating area with useful timber garden store. At the far rear is a superb garden room/summer house which is of timber framed construction and cladding with anthracite grey French doors giving access. Pine clad internally with pine floor and insulated to walls and ceiling, ideal as a homeworking space or summer house and garden room, currently having central partition to provide storage to one side but this could easily be removed. Beyond this is a further garden store.





### **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.



# FLOORPLANS AND EPC GRAPH



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.

## 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 D.

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## Important Notice

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